07-11-2025

a or type unknown

Address: <u>1016 W BROADUS ST</u> City: FORT WORTH

Georeference: 39570-11-5 Subdivision: SOUTH SIDE ADDITION-FT WORTH Neighborhood Code: 4T930L

GeogletWapd or type unknown

This map, content, and location of property is provided by Google Services.

# PROPERTY DATA

Legal Description: SOUTH SIDE ADDITION-FT WORTH Block 11 Lot 5 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 02893541 **TARRANT COUNTY (220)** Site Name: SOUTH SIDE ADDITION-FT WORTH-11-5 **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: A1 - Residential - Single Family **TARRANT COUNTY HOSPITAL (224)** Parcels: 1 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) Approximate Size+++: 1,152 State Code: A Percent Complete: 100% Year Built: 1925 Land Sqft\*: 5,000 Personal Property Account: N/A Land Acres<sup>\*</sup>: 0.1147 Agent: None Pool: N Notice Sent Date: 4/15/2025 Notice Value: \$104.158 Protest Deadline Date: 5/24/2024

#### +++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

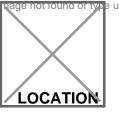
Current Owner: MONREAL SAMUEL MONREAL TERESA C

Primary Owner Address: 1016 W BROADUS AVE FORT WORTH, TX 76115-2310 Deed Date: 8/14/1992 Deed Volume: 0010744 Deed Page: 0000212 Instrument: 00107440000212

# Tarrant Appraisal District Property Information | PDF Account Number: 02893541

Latitude: 32.6835003144 Longitude: -97.335511356 TAD Map: 2048-368 MAPSCO: TAR-090M





Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANGFORD DOROTHY CANTRELL	8/12/1992	00107440000208	0010744	0000208
CANTRELL PINK	12/31/1900	000000000000000000000000000000000000000	000000	0000000

#### VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$74,158	\$30,000	\$104,158	\$104,158
2024	\$74,158	\$30,000	\$104,158	\$97,226
2023	\$77,014	\$30,000	\$107,014	\$88,387
2022	\$62,316	\$20,000	\$82,316	\$80,352
2021	\$54,073	\$20,000	\$74,073	\$73,047
2020	\$56,020	\$20,000	\$76,020	\$66,406

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

### **EXEMPTIONS / SPECIAL APPRAISAL**

#### • HOMESTEAD GENERAL 11.13(b)

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.