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^{*}: 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

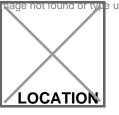
Current Owner: MONREAL SAMUEL MONREAL TERESA C

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.