



**Address:** [1016 W BROADUS ST](#)  
**City:** FORT WORTH  
**Georeference:** 39570-11-5  
**Subdivision:** SOUTH SIDE ADDITION-FT WORTH  
**Neighborhood Code:** 4T930L

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



Google Map 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)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1925

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$104,158

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02893541

**Site Name:** SOUTH SIDE ADDITION-FT WORTH-11-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,152

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> 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

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANGFORD DOROTHY CANTRELL	8/12/1992	00107440000208	0010744	0000208
CANTRELL PINK	12/31/1900	000000000000000	0000000	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. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
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.