



**Address:** [1020 W BROADUS ST](#)  
**City:** FORT WORTH  
**Georeference:** 39570-11-6  
**Subdivision:** SOUTH SIDE ADDITION-FT WORTH  
**Neighborhood Code:** 4T930L

**Latitude:** 32.683501533  
**Longitude:** -97.3356413613  
**TAD Map:** 2048-368  
**MAPSCO:** TAR-090M



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

## PROPERTY DATA

**Legal Description:** SOUTH SIDE ADDITION-FT  
WORTH Block 11 Lot 6

**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:** 1950

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02893568

**Site Name:** SOUTH SIDE ADDITION-FT WORTH-11-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 624

**Percent Complete:** 100%

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

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

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**

LEON JUAN

LEON MARIA G

**Primary Owner Address:**

PO BOX 553

WHITNEY, TX 76692

**Deed Date:** 3/27/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217070066](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEON JUAN	6/21/2008	00000000000000	0000000	0000000
ZAMORA JUANITA	6/20/2008	<a href="#">D208237940</a>	0000000	0000000
LEON JUAN	7/9/1992	00107220000903	0010722	0000903
WINGO ROD	8/4/1988	00093560000939	0009356	0000939
SUMMIT PROPERTIES INC	2/10/1988	00091970001856	0009197	0001856
F & M CORNERSTONE INC	3/9/1987	00088660001028	0008866	0001028
SUMMIT PROPERTIES INC	2/13/1987	00088660001026	0008866	0001026
SECRETARY OF HUD	11/26/1986	00087620001801	0008762	0001801
CURRY CHARLES F CO	8/6/1986	00086410001003	0008641	0001003
MADISON CARL S	8/9/1985	00082710001181	0008271	0001181
LOUIS P SPARTIN	12/31/1900	00000000000000	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	\$54,046	\$30,000	\$84,046	\$84,046
2024	\$54,046	\$30,000	\$84,046	\$84,046
2023	\$55,998	\$30,000	\$85,998	\$85,998
2022	\$46,269	\$20,000	\$66,269	\$66,269
2021	\$40,836	\$20,000	\$60,836	\$60,836
2020	\$31,514	\$20,000	\$51,514	\$45,689

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

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## Tarrant Appraisal District Property Information | PDF

There are no exemptions for this property

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.