



**Address:** [821 W BROADUS ST](#)  
**City:** FORT WORTH  
**Georeference:** 39570-17-17  
**Subdivision:** SOUTH SIDE ADDITION-FT WORTH  
**Neighborhood Code:** M4T03D

**Latitude:** 32.6830019334  
**Longitude:** -97.3336651004  
**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 17 Lot 17

**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:** B

**Year Built:** 1972

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02894912

**Site Name:** SOUTH SIDE ADDITION-FT WORTH-17-17

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,112

**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:**

WJW TEXAS PROPERTIES LLC

**Primary Owner Address:**

6420 PONCE AVE  
FORT WORTH, TX 76133

**Deed Date:** 3/14/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212100853](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JMT ENTERPRISES	11/22/2010	<a href="#">D210314725</a>	0000000	0000000
NPOT PARTNERS I LP	12/1/2009	<a href="#">D209329342</a>	0000000	0000000
LABAUD SHAJUAN	3/9/2006	<a href="#">D206076604</a>	0000000	0000000
TAZ REMODELING INC	3/8/2006	<a href="#">D206083131</a>	0000000	0000000
MANNY LYNNE;MANNY SHERRILL WHITE	3/15/2002	000000000000000	0000000	0000000
MANNY;MANNY GARY J	6/22/1987	000898600000001	0008986	0000001
STAFFORD DANIEL D	7/17/1984	00078910001927	0007891	0001927
OAKWOOD PROPERTIES	3/28/1983	00074730000366	0007473	0000366

## 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	\$77,479	\$30,000	\$107,479	\$107,479
2024	\$77,479	\$30,000	\$107,479	\$107,479
2023	\$76,096	\$30,000	\$106,096	\$106,096
2022	\$33,819	\$20,000	\$53,819	\$53,819
2021	\$20,000	\$20,000	\$40,000	\$40,000
2020	\$33,648	\$10,000	\$43,648	\$43,648

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

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.