



**Address:** [1101 W BROADUS ST](#)  
**City:** FORT WORTH  
**Georeference:** 39570-18-10  
**Subdivision:** SOUTH SIDE ADDITION-FT WORTH  
**Neighborhood Code:** 4T930L

**Latitude:** 32.683025406  
**Longitude:** -97.3361676828  
**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 18 Lot 10

**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)

**Site Number:** 02895269  
**Site Name:** SOUTH SIDE ADDITION-FT WORTH-18-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 914  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,000  
**Land Acres<sup>\*</sup>:** 0.1147  
**Pool:** N

**State Code:** A

**Year Built:** 1928

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$98,673

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

<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

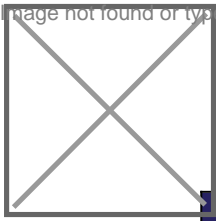
**Current Owner:**

MONREAL FERNANDO

**Primary Owner Address:**

1101 W BROADUS AVE  
FORT WORTH, TX 76115-2311

**Deed Date:** 8/27/2013  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D213228606](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MONREAL SAMUEL	8/15/1998	00133710000084	0013371	0000084
TROJACEK GEORGE	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	\$61,000	\$30,000	\$91,000	\$86,504
2024	\$68,673	\$30,000	\$98,673	\$78,640
2023	\$71,177	\$30,000	\$101,177	\$71,491
2022	\$58,630	\$20,000	\$78,630	\$64,992
2021	\$51,619	\$20,000	\$71,619	\$59,084
2020	\$53,896	\$20,000	\$73,896	\$53,713

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.