



Address: [845 SYLVAN DR](#)
City: FORT WORTH
Georeference: 2415-S-28
Subdivision: BENTLEY VILLAGE ADDITION
Neighborhood Code: 1B200N

Latitude: 32.7672199304
Longitude: -97.1628065148
TAD Map: 2102-400
MAPSCO: TAR-067U



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

PROPERTY DATA

Legal Description: BENTLEY VILLAGE ADDITION
Block S Lot 28

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: 2019

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00212830

Site Name: BENTLEY VILLAGE ADDITION-S-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,842

Percent Complete: 100%

Land Sqft^{*}: 12,348

Land Acres^{*}: 0.2834

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:
IBE JON TIMOTHY
Primary Owner Address:
845 SYLVAN DR
FORT WORTH, TX 76120

Deed Date: 1/12/2024
Deed Volume:
Deed Page:
Instrument: [D224009487](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLARK CODY	1/26/2018	D218023604		
PEERWANI NIZAM	1/12/2018	D218023603		
PEERWANI LEILA	4/19/2001	00148430000066	0014843	0000066
MCCARTY CONNIE	5/5/1997	00128170000215	0012817	0000215
PRA/SII BENTLEY VIL PTNRS LTD	7/30/1993	00111750000292	0011175	0000292
BANK UNITED OF TEXAS	11/16/1992	00108600000223	0010860	0000223
HERITAGE HOMES INC	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$374,941	\$70,000	\$444,941	\$341,135
2023	\$356,361	\$70,000	\$426,361	\$310,123
2022	\$294,016	\$55,000	\$349,016	\$281,930
2021	\$228,335	\$55,000	\$283,335	\$256,300
2020	\$189,113	\$43,887	\$233,000	\$233,000

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.