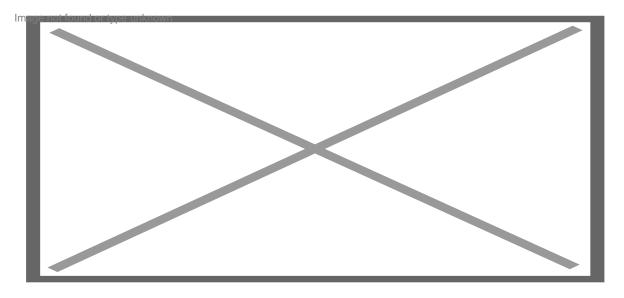


# Tarrant Appraisal District Property Information | PDF Account Number: 00212970

### Address: 8801 SYLVAN CT

City: FORT WORTH Georeference: 2415-S-40 Subdivision: BENTLEY VILLAGE ADDITION Neighborhood Code: 1B200N Latitude: 32.7693920307 Longitude: -97.1637667128 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 40

#### 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: 1999 Personal Property Account: N/A

Agent: None Protest Deadline Date: 5/15/2025 Site Number: 00212970 Site Name: BENTLEY VILLAGE ADDITION-S-40 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,338 Percent Complete: 100% Land Sqft<sup>\*</sup>: 14,880 Land Acres<sup>\*</sup>: 0.3415 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: WEIDER TROY ALFORD ANDIE Primary Owner Address: 8801 SYLVAN CT FORT WORTH, TX 76120

Deed Date: 8/15/2022 Deed Volume: Deed Page: Instrument: D222205198

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOSES CARL S;MOSES CYNTHIA M	8/28/1998	00133990000257	0013399	0000257
NORMAN FRIEDA M	12/29/1983	00077010001501	0007701	0001501
VILLAGE COMMUNITY DEV CO INC	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$330,000	\$70,000	\$400,000	\$400,000
2023	\$353,994	\$70,000	\$423,994	\$423,994
2022	\$242,000	\$55,000	\$297,000	\$295,790
2021	\$213,900	\$55,000	\$268,900	\$268,900
2020	\$213,900	\$55,000	\$268,900	\$268,900

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.