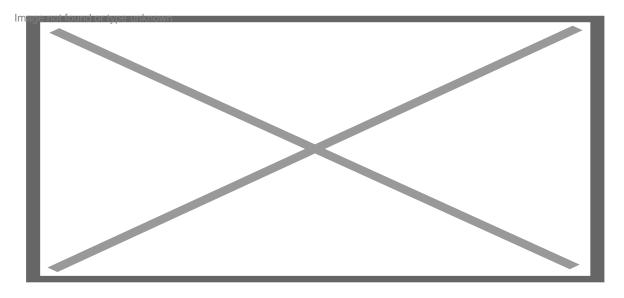


# Tarrant Appraisal District Property Information | PDF Account Number: 00212970

### 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.