



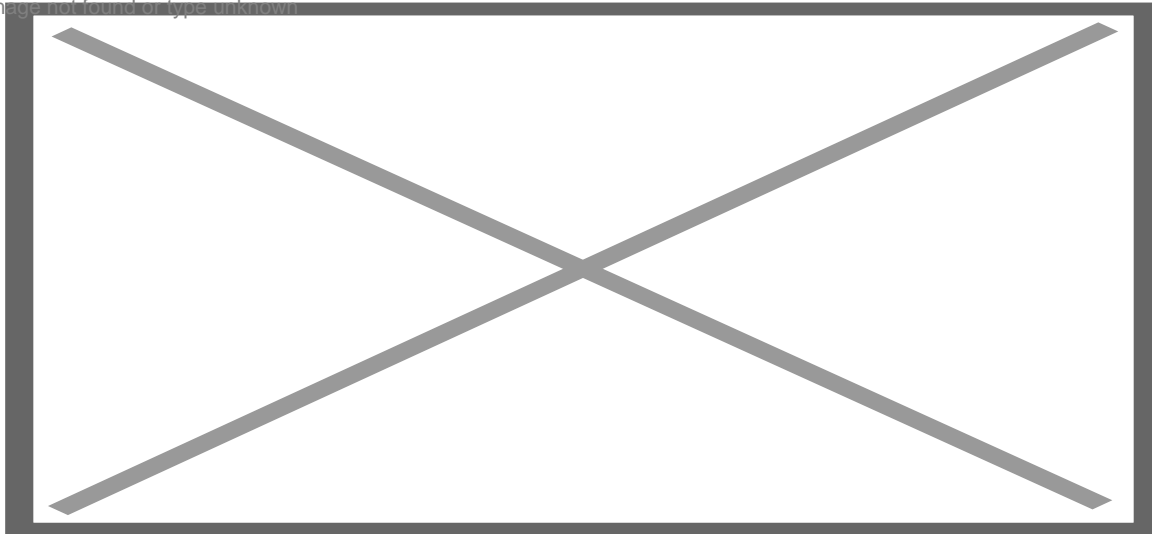
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Address: [1120 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 9070-3-1-30
Subdivision: CUTCHIN & WREN ADDITION
Neighborhood Code: M3H01N

Latitude: 32.7791999249
Longitude: -97.3083394975
TAD Map: 2054-404
MAPSCO: TAR-063L



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

PROPERTY DATA

Legal Description: CUTCHIN & WREN ADDITION
Block 3 Lot 1-2 LESS W8'

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: 1942

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00685364

Site Name: CUTCHIN & WREN ADDITION-3-1-30

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,794

Percent Complete: 100%

Land Sqft^{*}: 5,850

Land Acres^{*}: 0.1342

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:

TRINITY RIVER INV LLC

Primary Owner Address:

PO BOX 7522

FORT WORTH, TX 76111

Deed Date: 12/31/2015

Deed Volume:

Deed Page:

Instrument: [D216004090](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINITY VISTA HOMES LP	5/31/2006	D206178763	0000000	0000000
BLACK TOM K	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	\$70,750	\$29,250	\$100,000	\$100,000
2023	\$70,750	\$29,250	\$100,000	\$100,000
2022	\$76,500	\$20,475	\$96,975	\$96,975
2021	\$81,975	\$15,000	\$96,975	\$96,975
2020	\$90,914	\$6,061	\$96,975	\$96,975

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.