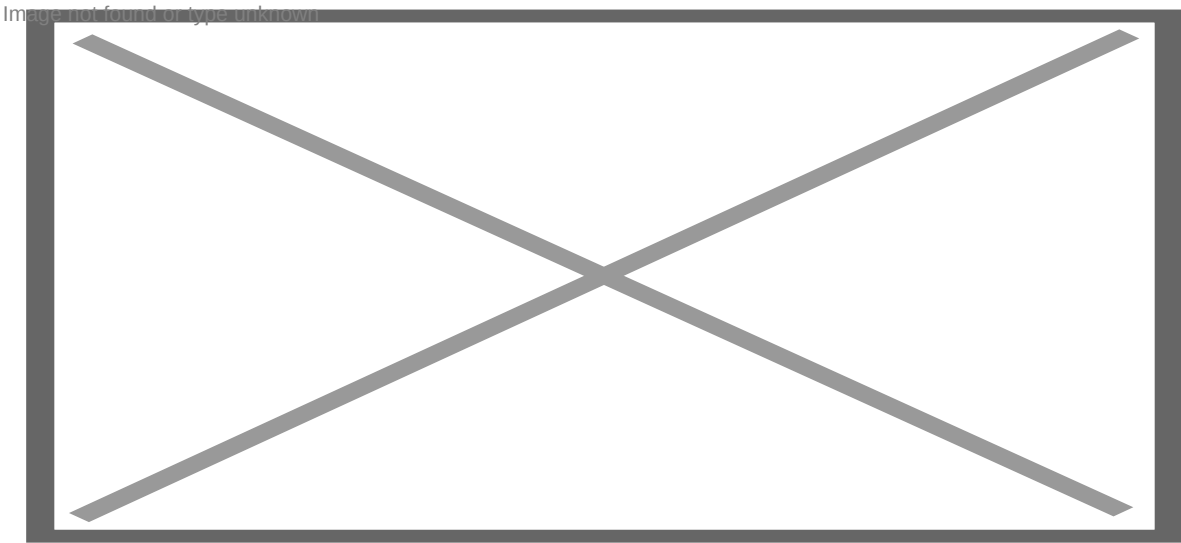


Address: [1215 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 27640--1
Subdivision: MC KEE PLACE ADDITION
Neighborhood Code: 3H070A

Latitude: 32.7802584657
Longitude: -97.3090290493
TAD Map: 2054-404
MAPSCO: TAR-063L



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

PROPERTY DATA

Legal Description: MC KEE PLACE ADDITION Lot 1

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: 1922

Personal Property Account: N/A

Agent: None

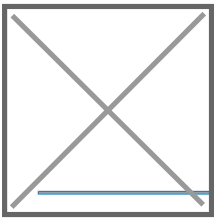
Protest Deadline Date: 5/15/2025

Site Number: 01857134
Site Name: MC KEE PLACE ADDITION Lot 1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,602
Percent Complete: 100%
Land Sqft^{*}: 11,011
Land Acres^{*}: 0.2527
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:

VILLANUEVA VELLA
VILLANUEVA GERARDO

Primary Owner Address:

1215 N SYLVANIA AVE
FORT WORTH, TX 76111

Deed Date: 5/10/2024

Deed Volume:

Deed Page:

Instrument: [D224085319](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENDING PRAXES LLC	3/14/2023	D223049193		
SPARK PROPERTY SOLUTIONS LLC	7/14/2021	D221205937		
SAGE CAPITAL GROUP LLC	12/22/2020	D221000074		
BLUEMOUNTAIN TEXAS LLC	7/16/2019	D219160929		
HEB HOMES LLC	7/16/2019	D219156671		
GARCIA LUCIA	5/31/2019	D219123857		
GARCIA LUCIA V;GARCIA WENCESLADO C	1/27/2012	D212026383	0000000	0000000
LANEY ROBERT D	12/31/1900	0000000000000000	0000000	0000000

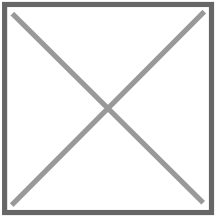
VALUES

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	\$298,140	\$76,516	\$374,656	\$374,656
2023	\$157,637	\$76,516	\$234,153	\$234,153
2022	\$158,419	\$36,006	\$194,425	\$194,425
2021	\$35,349	\$28,000	\$63,349	\$63,349
2020	\$35,349	\$28,000	\$63,349	\$63,349

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.