



Address: [314 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 28160-13-6
Subdivision: NIES & ROUSE ADDITION
Neighborhood Code: WH-Airport Freeway/Birdville General

Latitude: 32.7694261852
Longitude: -97.3085619853
TAD Map: 2054-400
MAPSCO: TAR-063U



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

PROPERTY DATA

Legal Description: NIES & ROUSE ADDITION Block
13 Lot 6

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: F1

Year Built: 1924

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

Site Number: 80144632

Site Name: FT WORTH GEN & STARTER SERV

Site Class: WHStorage - Warehouse-Storage

Parcels: 5

Primary Building Name: 314 N SYLVANIA AVE / 01869469

Primary Building Type: Commercial

Gross Building Area+++: 3,456

Net Leasable Area+++: 3,456

Percent Complete: 100%

Land Sqft*: 6,250

Land Acres*: 0.1434

Pool: N



OWNER INFORMATION

Current Owner:

CLINE BROTHER LLC

Primary Owner Address:

2105 BRITAIN ST
HALTOM CITY, TX 76111-6108

Deed Date: 1/1/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207055912](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLINE DAVID H	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	\$75,475	\$15,625	\$91,100	\$91,100
2023	\$75,475	\$15,625	\$91,100	\$91,100
2022	\$63,243	\$15,625	\$78,868	\$78,868
2021	\$63,243	\$15,625	\$78,868	\$78,868
2020	\$63,243	\$15,625	\$78,868	\$78,868

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.