**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 01869469

Address: 314 N SYLVANIA AVE

City: FORT WORTH Georeference: 28160-13-6

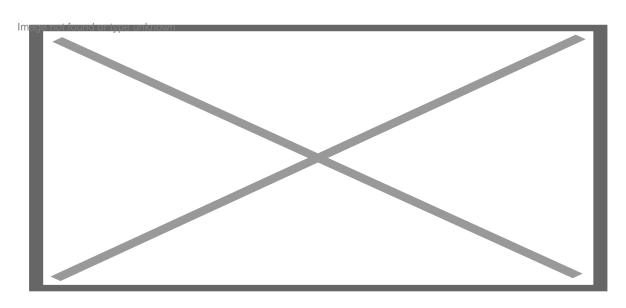
Subdivision: NIES & ROUSE ADDITION

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) Site Class: WHStorage - Warehouse-Storage 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** 

Site Number: 80144632

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

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



## **OWNER INFORMATION**

Current Owner:
CLINE BROTHER LLC
Primary Owner Address:
2105 BRITTAIN 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	000000000000000	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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.