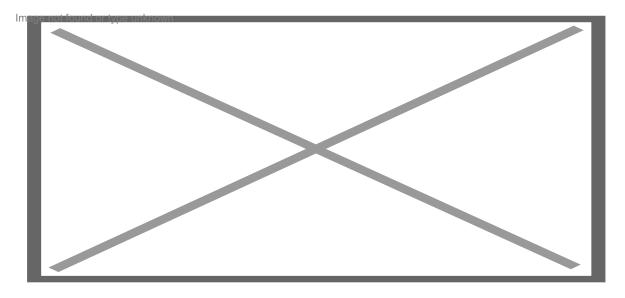


Tarrant Appraisal District Property Information | PDF Account Number: 01869493

Address: <u>308 N SYLVANIA AVE</u>

City: FORT WORTH Georeference: 28160-13-8-10 Subdivision: NIES & ROUSE ADDITION Neighborhood Code: WH-Airport Freeway/Birdville General Latitude: 32.7691511904 Longitude: -97.3085654722 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 8 E117'8 BLK 13

Jurisdictions:

Julisaicions.	
CITY OF FORT WORTH (026)	Site Number: 80144632
TARRANT COUNTY (220)	
TARRANT REGIONAL WATER DISTRICT (Site Name: FT WORTH GEN & STARTER SERV 223) Site Class: WHStorage - Warehouse-Storage
TARRANT COUNTY HOSPITAL (224)	Site Class: WHStorage - Warehouse-Storage
TARRANT COUNTY COLLEGE (225)	Parcels: 5
FORT WORTH ISD (905)	Primary Building Name: 314 N SYLVANIA AVE / 01869469
State Code: F1	Primary Building Type: Commercial
Year Built: 1924	Gross Building Area ⁺⁺⁺ : 3,724
Personal Property Account: N/A	Net Leasable Area ⁺⁺⁺ : 3,724
Agent: None	Percent Complete: 100%
Protest Deadline Date: 5/15/2025	Land Sqft*: 6,250
+++ Rounded.	Land Acres*: 0.1434
* This represents one of a hierarchy of possible values	Pool: N

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



Current Owner:	Deed Date: 1/1/2006		
CLINE BROTHER LLC	Deed Volume: 0000000		
Primary Owner Address:	Deed Page: 0000000		
2105 BRITTAIN ST HALTOM CITY, TX 76111-6108	Instrument: D207055912		

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLINE DAVID H	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	\$118,365	\$15,625	\$133,990	\$133,990
2023	\$118,365	\$15,625	\$133,990	\$133,990
2022	\$100,383	\$15,625	\$116,008	\$116,008
2021	\$100,383	\$15,625	\$116,008	\$116,008
2020	\$100,383	\$15,625	\$116,008	\$116,008

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.