



**Address:** [3013 CLARY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 41160-6-4  
**Subdivision:** SYLVAN HEIGHTS ADDN-FORT WORTH  
**Neighborhood Code:** 3H050J

**Latitude:** 32.7802680519  
**Longitude:** -97.3025203716  
**TAD Map:** 2060-404  
**MAPSCO:** TAR-063M



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

## PROPERTY DATA

**Legal Description:** SYLVAN HEIGHTS ADDN-FORT WORTH Block 6 Lot 4

**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:** 1938

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 03071111

**Site Name:** SYLVAN HEIGHTS ADDN-FORT WORTH-6-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,594

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,520

**Land Acres<sup>\*</sup>:** 0.1955

**Pool:** N

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

**Current Owner:**

GARCIA RAMON  
GARCIA MARIA SUARE

**Primary Owner Address:**

3013 CLARY AVE  
FORT WORTH, TX 76111-4331

**Deed Date:** 5/17/1999

**Deed Volume:** 0013820

**Deed Page:** 0000493

**Instrument:** 00138200000493

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CULPS RUTH L EST	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$192,713	\$42,600	\$235,313	\$186,044
2023	\$192,162	\$42,600	\$234,762	\$169,131
2022	\$166,367	\$29,820	\$196,187	\$153,755
2021	\$172,911	\$10,000	\$182,911	\$139,777
2020	\$141,908	\$10,000	\$151,908	\$127,070

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.