

Account Number: 03071111



Address: 3013 CLARY AVE

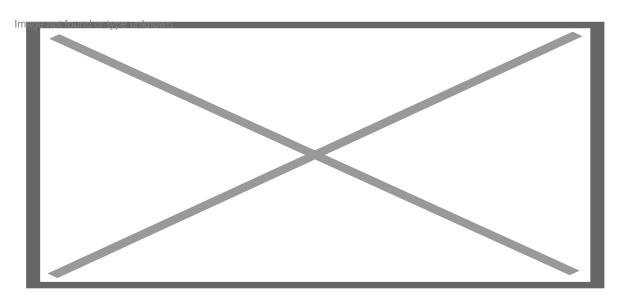
City: FORT WORTH Georeference: 41160-6-4

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) Site Number: 03071111

TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-6-4

Site Class: A1 - Residential - Single Family

TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 1,594 State Code: A Percent Complete: 100%

Year Built: 1938 **Land Sqft***: 8,520 Personal Property Account: N/A Land Acres*: 0.1955

Agent: None Pool: N

+++ Rounded.

OWNER INFORMATION

03-15-2025 Page 1

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



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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
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.

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.

03-15-2025 Page 2

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