

LOCATION

Account Number: 03071375

Address: 3006 PRIMROSE AVE

City: FORT WORTH Georeference: 41160-7-13

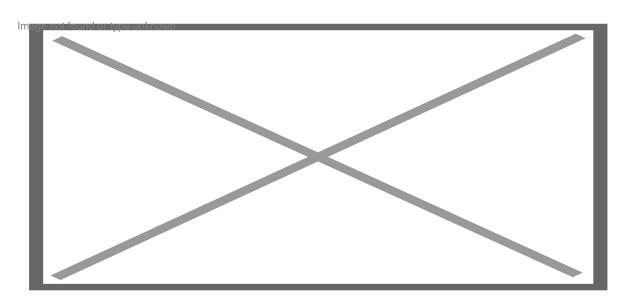
Subdivision: SYLVAN HEIGHTS ADDN-FORT WORTH

Neighborhood Code: 3H050J

Latitude: 32.7816250566 Longitude: -97.3029098449

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 7 Lot 13

Jurisdictions:

CITY OF FORT WORTH (026) **Site Number:** 03071375

TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223) Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-7-13

Site Class: A1 - Residential - Single Family TARRANT COUNTY HOSPITAL (224)

Parcels: 1 TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) Approximate Size+++: 1,444

State Code: A Percent Complete: 100%

Year Built: 1941 **Land Sqft***: 8,220 Personal Property Account: N/A Land Acres*: 0.1887

Agent: None Pool: N

Protest Deadline Date: 5/15/2025

03-15-2025 Page 1

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



OWNER INFORMATION

Current Owner:

OCAMPO MARIANO REZA

Primary Owner Address:

3006 PRIMROSE AVE

Deed Volume:

Deed Page:

FORT WORTH, TX 76111 Instrument: <u>D214269439</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN AIRLINES FEDERAL C U	6/5/2014	D214116974	0000000	0000000
SULLIVAN DONNA;SULLIVAN STEVEN	5/20/2002	00156960000093	0015696	0000093
LUCAS KATHRYN L	12/31/1900	00000000000000	0000000	0000000

Deed Date: 12/3/2014

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	\$180,982	\$41,100	\$222,082	\$189,391
2023	\$180,469	\$41,100	\$221,569	\$172,174
2022	\$156,297	\$28,770	\$185,067	\$156,522
2021	\$162,434	\$10,000	\$172,434	\$142,293
2020	\$133,348	\$10,000	\$143,348	\$129,357

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.