



**Address:** [3205 CLARY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 41160-21-N  
**Subdivision:** SYLVAN HEIGHTS ADDN-FORT WORTH  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7802507748  
**Longitude:** -97.3002557356  
**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 21 Lot N

**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:** 1945

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 03073408

**Site Name:** SYLVAN HEIGHTS ADDN-FORT WORTH-21-N

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,228

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,100

**Land Acres<sup>\*</sup>:** 0.1629

**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:**

TOBIAS RUBEN

**Primary Owner Address:**

3205 CLARY AVE  
FORT WORTH, TX 76111

**Deed Date:** 11/20/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217272257](#)

| Previous Owners                | Date       | Instrument                 | Deed Volume | Deed Page |
|--------------------------------|------------|----------------------------|-------------|-----------|
| RODRIGUEZ JEFFREY J            | 4/11/2016  | <a href="#">D216097690</a> |             |           |
| BCAT 2015-13BTT                | 2/8/2016   | <a href="#">D216028278</a> |             |           |
| BOYLE AUDREY                   | 8/1/2006   | <a href="#">D206241810</a> | 0000000     | 0000000   |
| UNION PLANTERS BANK NA         | 2/1/2005   | <a href="#">D205035555</a> | 0000000     | 0000000   |
| LEE ROBERT SCOTT               | 2/17/2004  | <a href="#">D204058754</a> | 0000000     | 0000000   |
| LEE CLARA;LEE JAMES A          | 12/31/2001 | 00153790000286             | 0015379     | 0000286   |
| WOMACK CALVIN E;WOMACK MOLINDA | 4/11/1994  | 00115710001855             | 0011571     | 0001855   |
| MULLEN JENNIFER                | 5/25/1990  | 00000000000000             | 0000000     | 0000000   |
| RYALS SUE B 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* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$215,410          | \$35,500    | \$250,910    | \$161,228        |
| 2023 | \$190,987          | \$35,500    | \$226,487    | \$146,571        |
| 2022 | \$155,615          | \$24,850    | \$180,465    | \$133,246        |
| 2021 | \$177,820          | \$10,000    | \$187,820    | \$121,133        |
| 2020 | \$162,529          | \$10,000    | \$172,529    | \$110,121        |



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

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- 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.