



**Address:** [4100 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** A 137-1  
**Subdivision:** BEARD, ALLEN SURVEY  
**Neighborhood Code:** 2N1001

**Latitude:** 32.8186744135  
**Longitude:** -97.2998687459  
**TAD Map:** 2060-416  
**MAPSCO:** TAR-049V



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

**PROPERTY DATA**

**Legal Description:** BEARD, ALLEN SURVEY  
Abstract 137 Tract 1 & 3 & ABST 858 TRS 11 & 13D1

**Jurisdictions:**  
CITY OF FORT WORTH (026) **Site Number:** 80800718  
TARRANT COUNTY (220) **Site Name:** BEARD, ALLEN SURVEY 1C8 & ABSTRACT TR 1C8 & TR 2  
TARRANT REGIONAL WATER DISTRICT (223) **Site Class:** ResAg - Residential - Agricultural  
TARRANT COUNTY HOSPITAL (224) **Parcels:** 5  
TARRANT COUNTY COLLEGE (225) **Approximate Size<sup>+++</sup>:** 0  
FORT WORTH ISD (905) **Percent Complete:** 0%

**State Code:** D1 **Land Sqft<sup>\*</sup>:** 2,407,474  
**Year Built:** 0 **Land Acres<sup>\*</sup>:** 55.2680

**Personal Property Account:** N/A **Tax Consultants INC (00344)**  
**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)  
**Protest Deadline Date:** 5/15/2025

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



## OWNER INFORMATION

**Current Owner:**  
MERCANTILE PARTNERS LP

**Primary Owner Address:**  
2650 MEACHAM BLVD  
FORT WORTH, TX 76137-4203

**Deed Date:** 10/6/1994

**Deed Volume:** 0011752

**Deed Page:** 0000207

**Instrument:** 00117520000207

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MERCANTILE PARTNERS	9/19/1994	00117520000154	0011752	0000154
GENERAL INDUSTRIAL CORP	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	\$0	\$852,680	\$852,680	\$6,024
2023	\$0	\$852,680	\$852,680	\$6,356
2022	\$0	\$852,680	\$852,680	\$6,135
2021	\$0	\$852,680	\$852,680	\$5,803
2020	\$0	\$852,680	\$852,680	\$5,637

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

- AGRICULTURAL 1D1 23.51

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.