

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 04045785

Address: 610 N SYLVANIA AVE

City: FORT WORTH Georeference: A1056-51

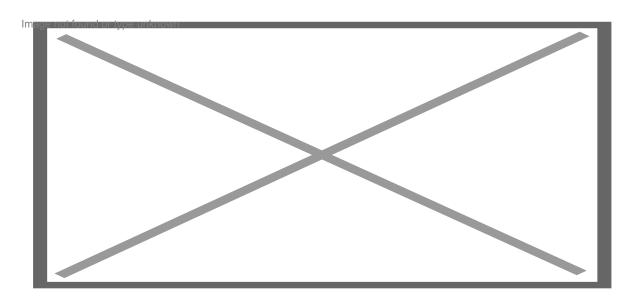
Subdivision: MCLEMORE, ATKIN SURVEY

Neighborhood Code: RET-Northeast Fort Worth General

Latitude: 32.7727902862 Longitude: -97.3084911316

**TAD Map: 2054-400** MAPSCO: TAR-063Q





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

## PROPERTY DATA

Legal Description: MCLEMORE, ATKIN SURVEY

Abstract 1056 Tract 51 & 53D .5600 AC

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 80311504 TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: 80311504

Site Class: LandVacantComm - Vacant Land -Commercial TARRANT COUNTY HOSPITAL (224)

Parcels: 3

TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905) State Code: C1C

Personal Property Account: N/A

Agent: None

Year Built: 0

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

**Primary Building Name: Primary Building Type:** Gross Building Area +++: 0 Net Leasable Area+++: 0 **Percent Complete: 0% Land Sqft**\*: 24,700 Land Acres\*: 0.5670

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

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## **OWNER INFORMATION**

Current Owner:
SIGALA INC
Primary Owner Address:

3137 FOREST PARK BLVD FORT WORTH, TX 76110-3613 Deed Date: 1/23/2003
Deed Volume: 0016334
Deed Page: 0000412

Instrument: 00163340000412

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DANZER HERBERT	1/16/2001	00146990000234	0014699	0000234
BEER A ROBERT TR	1/3/1986	00084160000837	0008416	0000837
WELBORN RONALD W TR	8/2/1985	00082640000146	0008264	0000146
RETAIL PROPERTIES LTD	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	\$0	\$158,080	\$158,080	\$118,560
2023	\$0	\$98,800	\$98,800	\$98,800
2022	\$0	\$37,050	\$37,050	\$37,050
2021	\$0	\$37,050	\$37,050	\$37,050
2020	\$0	\$37,050	\$37,050	\$37,050

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

There are no exemptions for this property

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.

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