



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)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 80311504

Site Name: 80311504

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 3

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

Pool: N

⁺⁺⁺ Rounded.

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



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.

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

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.