



Address: [1712 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 44560--1-10
Subdivision: VANN, J R SUBDIVISION
Neighborhood Code: Food Service General

Latitude: 32.7856921118
Longitude: -97.3082619762
TAD Map: 2054-404
MAPSCO: TAR-063L



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

PROPERTY DATA

Legal Description: VANN, J R SUBDIVISION Lot 1
W PT 1

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)

Site Number: 80416977
Site Name: COMEDOR EL ZABROSITO
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 1
Primary Building Name: COMEDOR EL ZABROSITO / 04707818
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,620
Net Leasable Area⁺⁺⁺: 1,620
Percent Complete: 100%
Land Sqft^{*}: 11,110
Land Acres^{*}: 0.2550
Pool: N

State Code: F1

Year Built: 1957

Personal Property Account: [14741780](#)

Agent: None

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:

REYES JUAN ALBERTO

Primary Owner Address:

3829 LAWNWOOD ST
FORT WORTH, TX 76111-6538

Deed Date: 10/1/1999

Deed Volume: 0014042

Deed Page: 0000046

Instrument: 00140420000046

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCRORY LOUIS B;MCCRORY SALLY	10/1/1984	00104460000894	0010446	0000894
LEWIS V C	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	\$255,117	\$55,550	\$310,667	\$310,667
2023	\$236,844	\$55,550	\$292,394	\$292,394
2022	\$227,103	\$55,550	\$282,653	\$282,653
2021	\$156,038	\$55,550	\$211,588	\$211,588
2020	\$146,432	\$55,550	\$201,982	\$201,982

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.