



**Address:** [3600 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** A1047-1G03  
**Subdivision:** MCCOMMAS, JOHN C SURVEY  
**Neighborhood Code:** WH-Fossil Creek/Mercantile

**Latitude:** 32.8078721249  
**Longitude:** -97.3072498627  
**TAD Map:** 2054-412  
**MAPSCO:** TAR-049Y



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

## PROPERTY DATA

**Legal Description:** MCCOMMAS, JOHN C SURVEY  
Abstract 1047 Tract 1G3

**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:** F1

**Year Built:** 1930

**Personal Property Account:** [14261451](#)

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00340)

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

**Site Number:** 80461166

**Site Name:** 3600 N SYLVANIA AVE

**Site Class:** WHStorage - Warehouse-Storage

**Parcels:** 1

**Primary Building Name:** OFFICE/WAREHOUSE / 05301351

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 9,648

**Net Leasable Area<sup>+++</sup>:** 9,648

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 180,338

**Land Acres<sup>\*</sup>:** 4.1399

**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:**

MERCANTILE PARTNERS

**Primary Owner Address:**

2650 MEACHAM BLVD  
FORT WORTH, TX 76137-4203

**Deed Date:** 9/19/1994

**Deed Volume:** 0011752

**Deed Page:** 0000154

**Instrument:** 00117520000154

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GENERAL INDUSTRIAL CORP	9/1/1984	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	\$257,914	\$222,086	\$480,000	\$480,000
2023	\$257,914	\$222,086	\$480,000	\$480,000
2022	\$210,914	\$222,086	\$433,000	\$433,000
2021	\$212,256	\$202,790	\$415,046	\$415,046
2020	\$186,432	\$202,790	\$389,222	\$389,222

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.