



**Address:** [4200 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** A 137-1C02C  
**Subdivision:** BEARD, ALLEN SURVEY  
**Neighborhood Code:** WH-Fossil Creek/Mercantile

**Latitude:** 32.8214584899  
**Longitude:** -97.3075735064  
**TAD Map:** 2054-420  
**MAPSCO:** TAR-049Q



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

## PROPERTY DATA

**Legal Description:** BEARD, ALLEN SURVEY  
Abstract 137 Tract 1C02C

**Jurisdictions:**

CITY OF FORT WORTH (026) **Site Number:** 80864116  
TARRANT COUNTY (220) **Site Name:** PARKING LOT  
TARRANT REGIONAL WATER DISTRICT (223) **Site Class:** LandVacComNomImp - Commercial Land with Nominal Imp Value  
TARRANT COUNTY HOSPITAL (224) **Parcels:** 1  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905) **Primary Building Name:**

**State Code:** C2C **Primary Building Type:**  
**Year Built:** 0 **Gross Building Area+++:** 0

**Personal Property Account:** N/A **Net Leasable Area+++:** 0

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344) **Percent Complete:** 0%

**Protest Deadline Date:** 5/15/2025 **Land Sqft\*:** 228,463  
**Land Acres\*:** 5.2447

+++ Rounded.

**Pool:** N

\* 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
AMERICAN MFG OF TEXAS	12/26/1991	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	\$65,145	\$522,039	\$587,184	\$587,184
2023	\$65,145	\$522,039	\$587,184	\$587,184
2022	\$65,145	\$522,039	\$587,184	\$587,184
2021	\$65,145	\$522,039	\$587,184	\$587,184
2020	\$65,145	\$522,039	\$587,184	\$587,184

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.