



**Address:** [1021 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 230-9-9-30  
**Subdivision:** AKERS PARK ADDITION  
**Neighborhood Code:** RET-Northeast Fort Worth General

**Latitude:** 32.7781142219  
**Longitude:** -97.3089289083  
**TAD Map:** 2054-404  
**MAPSCO:** TAR-063Q



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** AKERS PARK ADDITION Block  
9 Lot 9 & S92'8

**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:** 80004989  
**Site Name:** AL MEDINA FLORAL & GIFTS  
**Site Class:** RETGen - Retail-General/Specialty  
**Parcels:** 1  
**Primary Building Name:** AL MEDINA FLORAL & GIFTS / 00015814  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 2,706  
**Net Leasable Area<sup>+++</sup>:** 2,706  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,640  
**Land Acres<sup>\*</sup>:** 0.2672  
**Pool:** N

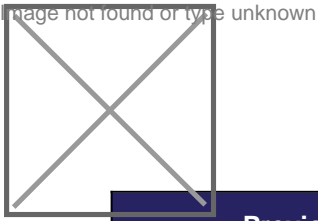
**State Code:** F1  
**Year Built:** 1952  
**Personal Property Account:** [12671436](#)  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$264,268  
**Protest Deadline Date:** 5/31/2024

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

**OWNER INFORMATION**

**Current Owner:**  
786SECURED PARTNERS INC  
**Primary Owner Address:**  
2131 N COLLINS ST SUITE 433-761  
ARLINGTON, TX 76011

**Deed Date:** 8/1/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217196183](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAZA G G MORENO;RAZA IRLINDA	3/20/2007	<a href="#">D207164067</a>	0000000	0000000
JOHN E WINTERS FLORIST INC	12/31/1900	000000000000000	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	\$217,708	\$46,560	\$264,268	\$216,000
2024	\$178,904	\$46,560	\$225,464	\$180,000
2023	\$103,440	\$46,560	\$150,000	\$150,000
2022	\$138,568	\$17,460	\$156,028	\$156,028
2021	\$121,439	\$17,460	\$138,899	\$138,899
2020	\$112,540	\$17,460	\$130,000	\$130,000

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.