



Address: [3201 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 563-1-1
Subdivision: AMERICAN MFG CO TX PLANT SITE
Neighborhood Code: IM-North Fort Worth General

Latitude: 32.802654322
Longitude: -97.3111443067
TAD Map: 2054-412
MAPSCO: TAR-063C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: AMERICAN MFG CO TX PLANT
SITE Block 1 Lot 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)
State Code: F2
Year Built: 1938
Personal Property Account: Multi
Agent: K E ANDREWS & COMPANY (00175)
Notice Sent Date: 5/1/2025
Notice Value: \$13,035,279
Protest Deadline Date: 5/31/2024
Site Number: 80858144
Site Name: DFW MOVERS AND ERECTORS/THYSENKRUPP ELEVATOR
Site Class: IMHeavy - Industrial/Mfg-Heavy
Parcels: 1
Primary Building Name: 3201 N SYLVANIA AVE / 00036463
Primary Building Type: Industrial
Gross Building Area+++: 855,895
Net Leasable Area+++: 855,895
Percent Complete: 100%
Land Sqft*: 1,992,434
Land Acres*: 45.7399
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:
SYLVANIA INDUSTRIAL PARK LLC
Primary Owner Address:
1150 EMPIRE CENTRAL PL # 112
DALLAS, TX 75247
Deed Date: 11/10/2021
Deed Volume:
Deed Page:
Instrument: [D221335426](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRR INC	6/25/1993	00111250002048	0011125	0002048
NU-AIMCO INC	10/23/1987	00091110000682	0009111	0000682
AMERICAN INTL MFG CORP OF TX	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	\$11,117,561	\$1,917,718	\$13,035,279	\$13,035,279
2024	\$9,930,299	\$1,917,718	\$11,848,017	\$11,848,017
2023	\$9,930,299	\$1,917,718	\$11,848,017	\$11,848,017
2022	\$9,556,151	\$1,917,718	\$11,473,869	\$11,473,869
2021	\$7,925,075	\$1,917,718	\$9,842,793	\$9,842,793
2020	\$7,925,075	\$1,917,718	\$9,842,793	\$9,842,793

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.