



Address: [304 S SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 1800-1-2-70
Subdivision: BASSETT ADDITION
Neighborhood Code: 3H050N

Latitude: 32.7630138326
Longitude: -97.3092799835
TAD Map: 2054-396
MAPSCO: TAR-063U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BASSETT ADDITION Block 1 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 80018475
TARRANT COUNTY (220)	Site Name: BASSETT ADDITION Block 1 Lot 1 1 LESS E13' BLK 1
TARRANT REGIONAL WATER DISTRICT (223)	Site Class: C1 - Residential - Vacant Land
TARRANT COUNTY HOSPITAL (224)	Parcels: 2
TARRANT COUNTY COLLEGE (225)	Approximate Size⁺⁺⁺: 0
FORT WORTH ISD (905)	Percent Complete: 0%
State Code: C1	Land Sqft[*]: 5,150
Year Built: 0	Land Acres[*]: 0.1182
Personal Property Account: N/A	Pool: N
Agent: None	
Protest Deadline Date: 5/24/2024	

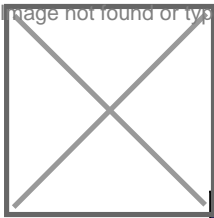
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
DUNNAGAN FAMILY TRUST
Primary Owner Address:
6701 VINES CT
COLLEYVILLE, TX 76034

Deed Date: 12/2/2022
Deed Volume:
Deed Page:
Instrument: [D223002164](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUNNAGAN JAMES	8/16/2002	00159060000262	0015906	0000262
REESE EDDIE C	2/26/1999	00136820000449	0013682	0000449
FRAUSTO IDA MAY	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	\$25,750	\$25,750	\$25,750
2024	\$0	\$25,750	\$25,750	\$25,750
2023	\$0	\$25,750	\$25,750	\$25,750
2022	\$0	\$25,750	\$25,750	\$25,750
2021	\$0	\$25,750	\$25,750	\$25,750
2020	\$0	\$25,750	\$25,750	\$25,750

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.