



Address: [825 SYLVAN DR](#)
City: FORT WORTH
Georeference: 2415-S-33
Subdivision: BENTLEY VILLAGE ADDITION
Neighborhood Code: 1B200N

Latitude: 32.7683874818
Longitude: -97.1635606866
TAD Map: 2102-400
MAPSCO: TAR-067U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BENTLEY VILLAGE ADDITION
Block S Lot 33

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: A

Year Built: 1978

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Protest Deadline Date: 5/24/2024

Site Number: 00212881

Site Name: BENTLEY VILLAGE ADDITION-S-33

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,065

Percent Complete: 100%

Land Sqft^{*}: 13,081

Land Acres^{*}: 0.3002

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

HINOJOSA LORENA
ROMERO ARTURO

Primary Owner Address:

825 SYLVAN DR
FORT WORTH, TX 76120

Deed Date: 6/1/2018

Deed Volume:

Deed Page:

Instrument: [D218119876](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KIPP FAMILY REVOCABLE TRUST	2/19/2016	D218098300		
KIPP FRANK S;KIPP NANCY	9/16/1992	00107810002369	0010781	0002369
BANK ONE	7/9/1992	00107080001832	0010708	0001832
BOUNDS DEBRA;BOUNDS ROBERT K	5/4/1983	00075010000470	0007501	0000470
PERRY ROBERT R	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	\$312,366	\$70,000	\$382,366	\$382,366
2024	\$312,366	\$70,000	\$382,366	\$382,366
2023	\$304,869	\$70,000	\$374,869	\$349,690
2022	\$310,466	\$55,000	\$365,466	\$317,900
2021	\$234,000	\$55,000	\$289,000	\$289,000
2020	\$234,000	\$55,000	\$289,000	\$289,000

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

- HOMESTEAD GENERAL 11.13(b)

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.