



**Address:** [817 SYLVAN DR](#)  
**City:** FORT WORTH  
**Georeference:** 2415-S-35  
**Subdivision:** BENTLEY VILLAGE ADDITION  
**Neighborhood Code:** 1B200N

**Latitude:** 32.768943319  
**Longitude:** -97.1636855198  
**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 35

**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:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00212911

**Site Name:** BENTLEY VILLAGE ADDITION-S-35

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,899

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,680

**Land Acres<sup>\*</sup>:** 0.3140

**Pool:** Y

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

NGUYEN TUAN A  
NGUYEN KRISTINE A

**Primary Owner Address:**

817 SYLVAN DR  
FORT WORTH, TX 76120

**Deed Date:** 4/21/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215082383](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOWLER CLINT;FOWLER LOTTIE	6/27/2014	<a href="#">D214141215</a>	0000000	0000000
AXRON LLC	5/21/2013	<a href="#">D213131980</a>	0000000	0000000
ST CLAIR NICKI L	10/20/2008	<a href="#">D208405367</a>	0000000	0000000
BYL NEIL W	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	\$381,891	\$70,000	\$451,891	\$451,891
2024	\$381,891	\$70,000	\$451,891	\$451,891
2023	\$366,178	\$70,000	\$436,178	\$436,178
2022	\$297,899	\$55,000	\$352,899	\$352,899
2021	\$235,637	\$55,000	\$290,637	\$290,637
2020	\$237,463	\$55,000	\$292,463	\$292,463

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.