



Address: [1225 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 2560--1-30
Subdivision: BEVANS PLACE
Neighborhood Code: 3H070A

Latitude: 32.7806718785
Longitude: -97.3088821946
TAD Map: 2054-404
MAPSCO: TAR-063L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BEVANS PLACE Lot 1 1-2-3-
N87°E1/2 ALLEY W

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: 1949

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$384,175

Protest Deadline Date: 5/24/2024

Site Number: 00219835

Site Name: BEVANS PLACE-1-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,217

Percent Complete: 100%

Land Sqft^{*}: 9,918

Land Acres^{*}: 0.2276

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:

NGUYEN TAM VU
LY DAT MINH

Primary Owner Address:

1225 N SYLVANIA AVE
FORT WORTH, TX 76111

Deed Date: 10/9/2024

Deed Volume:

Deed Page:

Instrument: [D224181987](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELLBORN JEFFREY;WELLBORN SARAH	8/15/2014	D214177982		
MCDOWELL LAURA;MCDOWELL PAUL	12/8/2006	D206395353	0000000	0000000
PEEBLES JOHN D;PEEBLES SHARON R	5/9/1996	00123650000587	0012365	0000587
HEADY DOROTHY L	11/21/1994	00118110002367	0011811	0002367
BRUBAKER ROXIE	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	\$309,790	\$74,385	\$384,175	\$384,175
2024	\$309,790	\$74,385	\$384,175	\$299,461
2023	\$306,611	\$74,385	\$380,996	\$272,237
2022	\$257,838	\$49,590	\$307,428	\$247,488
2021	\$260,175	\$28,000	\$288,175	\$224,989
2020	\$231,050	\$28,000	\$259,050	\$204,535

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.