



Address: [1006 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 2650-1-3
Subdivision: BIRD, T J SUBDIVISION
Neighborhood Code: RET-Northeast Fort Worth General

Latitude: 32.7775486067
Longitude: -97.3083955173
TAD Map: 2054-404
MAPSCO: TAR-063Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BIRD, T J SUBDIVISION Block 1
Lot 3 4 & 5A

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: F1

Year Built: 1947

Personal Property Account: Multi

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$416,417

Protest Deadline Date: 5/31/2024

Site Number: 80023657

Site Name: JIFFY MART LAUNDYR/LUCKY DOLLAR

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: LAM, TAM T / 00225010

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 5,432

Net Leasable Area⁺⁺⁺: 5,432

Percent Complete: 100%

Land Sqft^{*}: 16,335

Land Acres^{*}: 0.3750

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 LANA

Primary Owner Address:

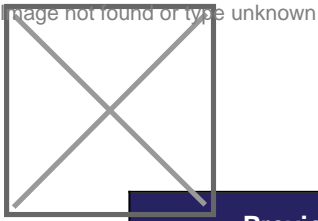
4424 PAULA RIDGE CT
FORT WORTH, TX 76137

Deed Date: 4/4/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211086449](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAM TAM T	2/21/1991	00101820001145	0010182	0001145
BANK OF COMMERCE	12/4/1990	00101170002305	0010117	0002305
ROSS DARLENE;ROSS ROBERT	10/3/1984	00079680001721	0007968	0001721
HAMMONDS C A	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	\$259,660	\$65,340	\$325,000	\$325,000
2024	\$219,660	\$65,340	\$285,000	\$285,000
2023	\$188,660	\$65,340	\$254,000	\$254,000
2022	\$218,105	\$24,502	\$242,607	\$242,607
2021	\$195,498	\$24,502	\$220,000	\$220,000
2020	\$195,498	\$24,502	\$220,000	\$220,000

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

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.