



**Address:** [1120 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 9070-3-1-30  
**Subdivision:** CUTCHIN & WREN ADDITION  
**Neighborhood Code:** M3H01N

**Latitude:** 32.7791999249  
**Longitude:** -97.3083394975  
**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:** CUTCHIN & WREN ADDITION  
Block 3 Lot 1-2 LESS W8'

**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:** B  
**Year Built:** 1942  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00685364  
**Site Name:** CUTCHIN & WREN ADDITION-3-1-30  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,794  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 5,850  
**Land Acres<sup>\*</sup>:** 0.1342  
**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:**  
TRINITY RIVER INV LLC  
**Primary Owner Address:**  
PO BOX 7522  
FORT WORTH, TX 76111

**Deed Date:** 12/31/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216004090](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRINITY VISTA HOMES LP	5/31/2006	<a href="#">D206178763</a>	0000000	0000000
BLACK TOM K	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	\$62,750	\$29,250	\$92,000	\$92,000
2024	\$70,750	\$29,250	\$100,000	\$100,000
2023	\$70,750	\$29,250	\$100,000	\$100,000
2022	\$76,500	\$20,475	\$96,975	\$96,975
2021	\$81,975	\$15,000	\$96,975	\$96,975
2020	\$90,914	\$6,061	\$96,975	\$96,975

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.