



**Address:** [1616 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 13150-2-4A  
**Subdivision:** EVANS, R T ADDITION  
**Neighborhood Code:** WH-Airport Freeway/Birdville General

**Latitude:** 32.7848546163  
**Longitude:** -97.3080666659  
**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:** EVANS, R T ADDITION Block 2  
Lot 4A

**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:** 1986

**Personal Property Account:** [14229141](#)

**Agent:** TARRANT PROPERTY TAX SERVICE (09065)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$562,960

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80071058

**Site Name:** WORTH BUSINESS FORMS

**Site Class:** WHStorage - Warehouse-Storage

**Parcels:** 1

**Primary Building Name:** S & S REALTY LTD, / 00879215

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 7,037

**Net Leasable Area<sup>+++</sup>:** 7,037

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 20,996

**Land Acres<sup>\*</sup>:** 0.4820

**Pool:** N

<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:**

LD TEXAS INVESTMENTS LLC

**Primary Owner Address:**

2500 GREAT SOUTHWEST PKWY  
FORT WORTH, TX 76106

**Deed Date:** 1/27/2010

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D210025975](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
S & S REALTY LTD	1/14/2003	00163250000131	0016325	0000131
WORTH BUSINESS FORMS INC	10/11/2002	00160600000006	0016060	0000006
TILLERY J R	6/11/1985	00082090001539	0008209	0001539
CITY OF FT WORTH	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 <sup>+</sup>
2025	\$143,040	\$419,920	\$562,960	\$457,830
2024	\$350,031	\$31,494	\$381,525	\$381,525
2023	\$350,031	\$31,494	\$381,525	\$381,525
2022	\$350,031	\$31,494	\$381,525	\$381,525
2021	\$313,319	\$31,494	\$344,813	\$344,813
2020	\$313,319	\$31,494	\$344,813	\$344,813

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.