



Address: [4829 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 25725-7-4B
Subdivision: MELODY HILLS ADDITION
Neighborhood Code: 3H050B

Latitude: 32.8292552201
Longitude: -97.309046324
TAD Map: 2054-420
MAPSCO: TAR-049Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MELODY HILLS ADDITION
Block 7 Lot 4B

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EAGLE MTN-SAGINAW ISD (918)

State Code: A

Year Built: 1935

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$149,740

Protest Deadline Date: 5/24/2024

Site Number: 01758241

Site Name: MELODY HILLS ADDITION-7-4B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 816

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:

RIVERA MARIA A

Primary Owner Address:

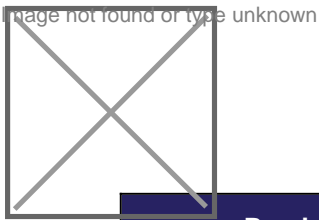
4829 N SYLVANIA AVE
FORT WORTH, TX 76111

Deed Date: 2/27/2018

Deed Volume:

Deed Page:

Instrument: [D218048295](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIVER GERARDO;RIVER MARIA A	10/29/2001	00152340000710	0015234	0000710
CASIAS SALVADOR	7/27/1989	00096580000190	0009658	0000190
CASIAS A CONT	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	\$127,240	\$22,500	\$149,740	\$68,716
2024	\$127,240	\$22,500	\$149,740	\$62,469
2023	\$119,832	\$22,500	\$142,332	\$56,790
2022	\$83,737	\$15,750	\$99,487	\$51,627
2021	\$36,495	\$12,000	\$48,495	\$46,934
2020	\$33,639	\$12,000	\$45,639	\$42,667

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

- HOMESTEAD GENERAL 11.13(b)

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.