



Address: [4841 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 25725-7-6A
Subdivision: MELODY HILLS ADDITION
Neighborhood Code: 3H050B

Latitude: 32.8296702978
Longitude: -97.3090440054
TAD Map: 2054-420
MAPSCO: TAR-049L



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 6A

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)

Site Number: 01758292
Site Name: MELODY HILLS ADDITION-7-6A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,392
Percent Complete: 100%
Land Sqft^{*}: 6,000
Land Acres^{*}: 0.1377
Pool: N

State Code: A

Year Built: 1954

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$199,566

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

GARCIA RAQUEL

Primary Owner Address:

4841 N SYLVANIA AVE
FORT WORTH, TX 76137-4020

Deed Date: 12/2/1998

Deed Volume: 0000000

Deed Page: 0000000

Instrument: 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
AYALA RAQUEL	12/31/1900	0000000000000000	0000000	0000000
ANTONIO F AYALA	12/30/1900	0000000000000000	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	\$177,066	\$22,500	\$199,566	\$88,924
2024	\$177,066	\$22,500	\$199,566	\$80,840
2023	\$166,570	\$22,500	\$189,070	\$73,491
2022	\$115,530	\$15,750	\$131,280	\$66,810
2021	\$48,736	\$12,000	\$60,736	\$60,736
2020	\$44,922	\$12,000	\$56,922	\$56,922

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.