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**Address:** [310 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 28160-13-7  
**Subdivision:** NIES & ROUSE ADDITION  
**Neighborhood Code:** WH-Airport Freeway/Birdville General

**Latitude:** 32.769288638  
**Longitude:** -97.3085636702  
**TAD Map:** 2054-400  
**MAPSCO:** TAR-063U



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

**PROPERTY DATA**

**Legal Description:** NIES & ROUSE ADDITION Block  
13 Lot 7

**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:** 1924

**Personal Property Account:** [08240043](#)

**Agent:** None

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$86,250

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

**Site Number:** 80144632

**Site Name:** FT WORTH GEN & STARTER SERV

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

**Parcels:** 5

**Primary Building Name:** 314 N SYLVANIA AVE / 01869469

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 1,500

**Net Leasable Area<sup>+++</sup>:** 1,500

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

CLINE BROTHER LLC

**Primary Owner Address:**

2105 BRITAIN ST  
HALTOM CITY, TX 76111-6108

**Deed Date:** 1/1/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D207055912](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLINE DAVID H	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$70,625	\$15,625	\$86,250	\$79,974
2024	\$51,020	\$15,625	\$66,645	\$66,645
2023	\$51,020	\$15,625	\$66,645	\$66,645
2022	\$42,064	\$15,625	\$57,689	\$57,689
2021	\$42,064	\$15,625	\$57,689	\$57,689
2020	\$42,064	\$15,625	\$57,689	\$57,689

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

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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.