



Address: [1521 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 30770-6-1
Subdivision: OAKHURST ADDITION
Neighborhood Code: 3H070A

Latitude: 32.7839723975
Longitude: -97.3089803537
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: OAKHURST ADDITION Block 6
Lot 1 E1- PORTION WITH EXEMPTION

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: A

Year Built: 1925

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 02015560

Site Name: OAKHURST ADDITION-6-1

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 1,464

Percent Complete: 100%

Land Sqft^{*}: 9,000

Land Acres^{*}: 0.2066

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:

GEMINIX LLC

Primary Owner Address:

5900 BALCONES DR SUITE 100
AUSTIN, TX 78731

Deed Date: 3/3/2022

Deed Volume:

Deed Page:

Instrument: [D222061219](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDOVAL ERNEST	12/29/2006	D206412207	0000000	0000000
MCCLINTOCK CRAIG;MCCLINTOCK REBECCA	11/18/2004	D204373021	0000000	0000000
FOWLER REBECCA;FOWLER ROBERT	6/14/2002	00157610000286	0015761	0000286
EMERALD DOLPHIN ENTERPRISES	9/21/2001	00151600000177	0015160	0000177
MOREY KENNETH P	11/30/1990	00101260002379	0010126	0002379
PHILLIPS WANDA KAY SCATES	10/1/1990	00101040001075	0010104	0001075
BRUMBAUGH WINSTON	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	\$127,448	\$33,750	\$161,198	\$161,198
2024	\$131,581	\$33,750	\$165,331	\$165,331
2023	\$120,250	\$33,750	\$154,000	\$154,000
2022	\$129,386	\$22,500	\$151,886	\$150,546
2021	\$123,163	\$14,000	\$137,163	\$136,860
2020	\$110,418	\$14,000	\$124,418	\$124,418

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.