



**Address:** [1309 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 30770-8-3  
**Subdivision:** OAKHURST ADDITION  
**Neighborhood Code:** 3H070A

**Latitude:** 32.7813843665  
**Longitude:** -97.3089903719  
**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 8  
Lot 3

**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:** 1934

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$338,592

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02016079

**Site Name:** OAKHURST ADDITION-8-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,561

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,800

**Land Acres<sup>\*</sup>:** 0.2479

**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:**

FLORES GARCIA RAQUEL

**Primary Owner Address:**

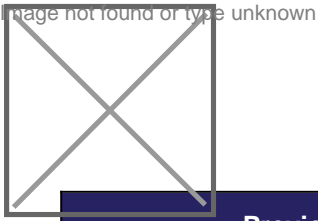
1309 N SYLVANIA AVE  
FORT WORTH, TX 76111-2648

**Deed Date:** 11/29/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211293905](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCLAIN ROSS P	9/16/2009	0000000000000000	0000000	0000000
MCCLAIN HELEN EST;MCCLAIN ROSS P	7/24/1992	00107330001598	0010733	0001598
ANDREW GLENN S	12/31/1900	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 <sup>+</sup>
2025	\$262,392	\$76,200	\$338,592	\$338,592
2024	\$262,392	\$76,200	\$338,592	\$337,273
2023	\$236,491	\$76,200	\$312,691	\$306,612
2022	\$239,820	\$50,760	\$290,580	\$278,738
2021	\$226,577	\$28,000	\$254,577	\$253,398
2020	\$202,362	\$28,000	\$230,362	\$230,362

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.