



**Address:** [301 S SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 34570-29-1  
**Subdivision:** RIVERSIDE ADDITION-FT WORTH  
**Neighborhood Code:** Service Station General

**Latitude:** 32.7629966823  
**Longitude:** -97.3085924826  
**TAD Map:** 2054-396  
**MAPSCO:** TAR-063U



Google Map or type unknown

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

**PROPERTY DATA**

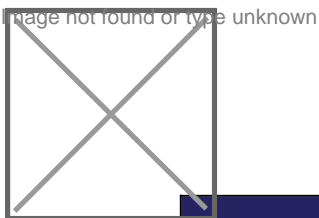
**Legal Description:** RIVERSIDE ADDITION-FT WORTH Block 29 Lot 1 THRU 3  
**Jurisdictions:**  
CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (229)  
FORT WORTH ISD (905)  
**State Code:** F1  
**Year Built:** 1977  
**Personal Property Account:** [14682899](#)  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$713,384  
**Protest Deadline Date:** 5/31/2024  
**Site Number:** 80176194  
**Site Name:** DAVES FOOD MART / SUNOCO  
**Site Class:** SSMiniMart - Svc Station-Mini Mart with Fuel  
**Parcels:** 1  
**Primary Building Name:** DAVES FOOD MART / SUNOCO / 02466473  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 5,220  
**Net Leasable Area<sup>+++</sup>:** 5,220  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 23,328  
**Land Acres<sup>\*</sup>:** 0.5355  
**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:**  
SAI KRIPA RB INVESTMENTS INC  
**Primary Owner Address:**  
301 S SYLVANIA AVE  
FORT WORTH, TX 76111  
**Deed Date:** 6/18/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218136283](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NOEL S CORPORATION	8/31/2007	<a href="#">D207313095</a>	0000000	0000000
SO MANG FOUNDATION	7/24/2007	<a href="#">D207313094</a>	0000000	0000000
SHIN EUN IL	2/6/2006	<a href="#">D206049860</a>	0000000	0000000
EIGHTEEN HOURS INC	5/18/2001	00149040000183	0014904	0000183
KINAN CORPORATION	3/11/1996	00122960002026	0012296	0002026
BDJ INC	7/17/1989	00096500001088	0009650	0001088
MCGEHEE HAROLD W	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 <sup>+</sup>
2025	\$596,744	\$116,640	\$713,384	\$713,384
2024	\$602,748	\$116,640	\$719,388	\$719,388
2023	\$543,360	\$116,640	\$660,000	\$660,000
2022	\$483,836	\$116,640	\$600,476	\$600,476
2021	\$438,353	\$116,640	\$554,993	\$554,993
2020	\$442,069	\$116,640	\$558,709	\$558,709

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.