



**Address:** [609 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37820-1-6  
**Subdivision:** SELF, E A ADDITION  
**Neighborhood Code:** Mixed Use General

**Latitude:** 32.7725454205  
**Longitude:** -97.3091785746  
**TAD Map:** 2054-400  
**MAPSCO:** TAR-063Q



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SELF, E A ADDITION Block 1 Lot 6  
**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:** 1970  
**Personal Property Account:** [14506292](#)  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$297,514  
**Protest Deadline Date:** 5/31/2024  
**Site Number:** 80882179  
**Site Name:** RIVER & RACE SALON/NAT ELECTRICAL  
**Site Class:** MixedComm - Mixed Use-Commercial  
**Parcels:** 1  
**Primary Building Name:** NAT JOHNSON ELECTRICAL / 02698072  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 3,560  
**Net Leasable Area<sup>+++</sup>:** 3,560  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,400  
**Land Acres<sup>\*</sup>:** 0.1928  
**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:**  
RIVER RACE LLC  
**Primary Owner Address:**  
6321 S HULEN ST  
FORT WORTH, TX 76133  
**Deed Date:** 2/26/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221052201](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON DELORIS H	8/10/2007	000000000000000	0000000	0000000
JOHNSON DANIEL N	12/31/1900	000000000000000	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	\$276,514	\$21,000	\$297,514	\$191,584
2024	\$138,653	\$21,000	\$159,653	\$159,653
2023	\$123,176	\$21,000	\$144,176	\$144,176
2022	\$131,576	\$12,600	\$144,176	\$144,176
2021	\$107,400	\$12,600	\$120,000	\$120,000
2020	\$107,400	\$12,600	\$120,000	\$120,000

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.