



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⁺⁺⁺: 3,560
Net Leasable Area⁺⁺⁺: 3,560
Percent Complete: 100%
Land Sqft^{*}: 8,400
Land Acres^{*}: 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 ⁺
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.