



**Address:** [1309 N RIVERSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 41160-7-7  
**Subdivision:** SYLVAN HEIGHTS ADDN-FORT WORTH  
**Neighborhood Code:** 3H050L

**Latitude:** 32.7813531684  
**Longitude:** -97.301921823  
**TAD Map:** 2060-404  
**MAPSCO:** TAR-063M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SYLVAN HEIGHTS ADDN-FORT  
WORTH Block 7 Lot 7

**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)

**Site Number:** 03071316

**Site Name:** SYLVAN HEIGHTS ADDN-FORT WORTH-7-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,394

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,425

**Land Acres<sup>\*</sup>:** 0.2163

**Pool:** N

**State Code:** A

**Year Built:** 1939

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

<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:**

MARTINEZ EXO

**Primary Owner Address:**

704 MARTHA CT  
KELLER, TX 76248

**Deed Date:** 6/19/2013

**Deed Volume:**

**Deed Page:**

**Instrument:** 32452884313

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARTINEZ EXO; MARTINEZ JULIA	12/17/2008	<a href="#">D208462107</a>	0000000	0000000
FANNIE MAE	9/2/2008	<a href="#">D208350756</a>	0000000	0000000
OMAR MUFTAH	5/17/2007	<a href="#">D207178262</a>	0000000	0000000
EVANS RAYMOND G TRUST	2/1/2006	<a href="#">D206030893</a>	0000000	0000000
EVANS RAYMOND G	3/11/2004	0000000000000000	0000000	0000000
EVANS RAYMOND GUY	3/11/2004	0000000000000000	0000000	0000000
EVANS MELBA EST; EVANS RAYMOND G	12/31/1900	00061460000346	0006146	0000346

## 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	\$218,044	\$47,125	\$265,169	\$265,169
2024	\$218,044	\$47,125	\$265,169	\$265,169
2023	\$191,875	\$47,125	\$239,000	\$239,000
2022	\$165,895	\$32,988	\$198,883	\$198,883
2021	\$158,423	\$20,000	\$178,423	\$178,423
2020	\$133,409	\$20,000	\$153,409	\$153,409

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.