07-14-2025

# Tarrant Appraisal District Property Information | PDF Account Number: 03071324

#### Address: <u>1313 N RIVERSIDE DR</u>

City: FORT WORTH Georeference: 41160-7-8 Subdivision: SYLVAN HEIGHTS ADDN-FORT WORTH Neighborhood Code: 3H050L Latitude: 32.7815262561 Longitude: -97.3019209918 TAD Map: 2060-404 MAPSCO: TAR-063M

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

#### PROPERTY DATA

Legal Description: SYLVAN HEIGHTS ADDN- WORTH Block 7 Lot 8	FORT
Jurisdictions: CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (22 TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)	Site Number: 03071324 Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-7-8 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size <sup>+++</sup> : 1,247
State Code: A	Percent Complete: 100%
Year Built: 1941	Land Sqft <sup>*</sup> : 9,100
Personal Property Account: N/A	Land Acres <sup>*</sup> : 0.2089
Agent: None Protest Deadline Date: 5/24/2024	Pool: N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

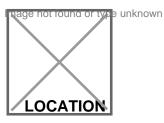
#### **OWNER INFORMATION**

## Current Owner: OWLIA PROPERTIES LLC Primary Owner Address:

3904 SHARP LN RICHARDSON, TX 75082 Deed Date: 10/10/2000 Deed Volume: 0014576 Deed Page: 0000013 Instrument: 00145760000013

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALEZ MARTIN; GONZALEZ SYLVIA	11/24/1997	00130000000076	0013000	0000076
BOORMAN JOHN S	12/31/1900	000000000000000000000000000000000000000	000000	0000000







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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$204,961	\$45,500	\$250,461	\$250,461
2024	\$204,961	\$45,500	\$250,461	\$250,461
2023	\$200,231	\$45,500	\$245,731	\$135,262
2022	\$156,227	\$31,850	\$188,077	\$122,965
2021	\$149,251	\$20,000	\$169,251	\$111,786
2020	\$125,776	\$20,000	\$145,776	\$101,624

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.