



Address: [1313 N RIVERSIDE DR](#)
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



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 8

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: A
Year Built: 1941
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 03071324
Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-7-8
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,247
Percent Complete: 100%
Land Sqft^{*}: 9,100
Land Acres^{*}: 0.2089
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	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 ⁺
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.