



**Address:** [1817 N RIVERSIDE DR](#)  
**City:** FORT WORTH  
**Georeference:** 41160-12-13-30  
**Subdivision:** SYLVAN HEIGHTS ADDN-FORT WORTH  
**Neighborhood Code:** 3H050L

**Latitude:** 32.7865253182  
**Longitude:** -97.3018806111  
**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 12 Lot 13 & N 10' 12

**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:** 03072258

**Site Name:** SYLVAN HEIGHTS ADDN-FORT WORTH-12-13-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,767

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**Pool:** N

**State Code:** A

**Year Built:** 1930

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$314,388

**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:**

KINARD TRACY

**Primary Owner Address:**

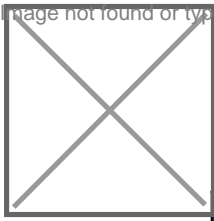
1817 N RIVERSIDE DR  
FORT WORTH, TX 76111-2732

**Deed Date:** 6/8/2001

**Deed Volume:** 0014948

**Deed Page:** 0000175

**Instrument:** 00149480000175



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VANCE PHYLLIS M	1/4/1996	00149480000173	0014948	0000173
VANCE GEORGE M	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	\$279,388	\$35,000	\$314,388	\$307,538
2024	\$279,388	\$35,000	\$314,388	\$279,580
2023	\$272,893	\$35,000	\$307,893	\$254,164
2022	\$212,579	\$24,500	\$237,079	\$231,058
2021	\$203,008	\$20,000	\$223,008	\$210,053
2020	\$170,957	\$20,000	\$190,957	\$190,957

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

- HOMESTEAD GENERAL 11.13(b)

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.