



Address: [1803 BRITTAIN ST](#)
City: FORT WORTH
Georeference: 41160-39-10
Subdivision: SYLVAN HEIGHTS ADDN-FORT WORTH
Neighborhood Code: 3H050K

Latitude: 32.7864391741
Longitude: -97.2958648463
TAD Map: 2060-404
MAPSCO: TAR-064J



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 39 Lot 10

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: 1947

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03075753

Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-39-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,508

Percent Complete: 100%

Land Sqft^{*}: 9,120

Land Acres^{*}: 0.2093

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:

NGUYEN XUAN THANH
NGUYEN THU

Primary Owner Address:

1803 BRITTAIN ST
FORT WORTH, TX 76111-6102

Deed Date: 2/15/2019

Deed Volume:

Deed Page:

Instrument: [D219029941](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN LONG T;NGUYEN XUAN THANH	4/6/2012	D212084146	0000000	0000000
NGUYEN HAI T;NGUYEN SON THANH	11/24/1997	00129890000490	0012989	0000490
RODRIGUEZ JOSE L;RODRIGUEZ SORAIDA	8/31/1992	00107560000472	0010756	0000472
SMITH BETTY;SMITH CHARLES L	11/4/1988	00094330000333	0009433	0000333
GIPSON ANTHONY D	9/11/1987	00090690001096	0009069	0001096
GIPSON ALTA K	6/1/1983	00075210001760	0007521	0001760
ALTA K GIPSON	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	\$184,657	\$45,600	\$230,257	\$230,257
2024	\$184,657	\$45,600	\$230,257	\$230,257
2023	\$154,391	\$45,600	\$199,991	\$199,991
2022	\$117,385	\$31,920	\$149,305	\$149,305
2021	\$100,000	\$10,000	\$110,000	\$110,000
2020	\$100,000	\$10,000	\$110,000	\$110,000

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.