



Address: [1712 BRITTAIN ST](#)
City: FORT WORTH
Georeference: 41160-41-2
Subdivision: SYLVAN HEIGHTS ADDN-FORT WORTH
Neighborhood Code: 3H050K

Latitude: 32.7858362597
Longitude: -97.2954963564
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 41 Lot 2

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
Notice Sent Date: 4/15/2025
Notice Value: \$217,921
Protest Deadline Date: 5/24/2024

Site Number: 03075966
Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH-41-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,508
Percent Complete: 100%
Land Sqft^{*}: 5,940
Land Acres^{*}: 0.1363
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:
MEZA MARCOS
MEZA ELVA
Primary Owner Address:
1712 BRITTAIN ST
FORT WORTH, TX 76111-4901

Deed Date: 1/30/1992
Deed Volume: 0010524
Deed Page: 0000409
Instrument: 00105240000409

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	4/4/1991	00103990000477	0010399	0000477
FUNDAMENTAL MTG CORP	3/5/1991	00101940001619	0010194	0001619
LYNN KAY	11/30/1988	00094460001375	0009446	0001375
STREL CZYK M V;STREL CZYK THERESA A	9/6/1988	00093710000454	0009371	0000454
VAUGHN LAWRENCE D	12/31/1900	00074300001050	0007430	0001050
VAUGHN LINDA K	12/30/1900	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	\$188,221	\$29,700	\$217,921	\$188,739
2024	\$188,221	\$29,700	\$217,921	\$171,581
2023	\$157,987	\$29,700	\$187,687	\$155,983
2022	\$121,013	\$20,790	\$141,803	\$141,803
2021	\$143,875	\$10,000	\$153,875	\$142,079
2020	\$132,615	\$10,000	\$142,615	\$129,163

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.