



**Address:** [3216 BROWNING CT](#)  
**City:** FORT WORTH  
**Georeference:** 41160-42-5  
**Subdivision:** SYLVAN HEIGHTS ADDN-FORT WORTH  
**Neighborhood Code:** 3H050L

**Latitude:** 32.787216338  
**Longitude:** -97.2996720125  
**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 42 Lot 5

**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:** 03076032  
**Site Name:** SYLVAN HEIGHTS ADDN-FORT WORTH-42-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,881  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,200  
**Land Acres<sup>\*</sup>:** 0.2341  
**Pool:** N

**State Code:** A  
**Year Built:** 1949  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$333,340  
**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:**

KNOX PHILLIP  
UTZ JESSICA

**Primary Owner Address:**  
3216 BROWNING CT  
FORT WORTH, TX 76111

**Deed Date:** 4/5/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224060410](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
W STREETS LLC	1/18/2022	<a href="#">D222016959</a>		
SCHNEIDER DOROTHY M EST	3/29/1999	000000000000000	0000000	0000000
SCHNEIDER GEORGE EST	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	\$292,723	\$40,617	\$333,340	\$333,340
2024	\$292,723	\$40,617	\$333,340	\$333,340
2023	\$285,857	\$40,617	\$326,474	\$326,474
2022	\$222,250	\$28,416	\$250,666	\$250,666
2021	\$212,143	\$16,150	\$228,293	\$228,293
2020	\$178,499	\$16,150	\$194,649	\$194,649

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.