



Address: [1300 SYLVANIA CT](#)
City: FORT WORTH
Georeference: 41180--16-31
Subdivision: SYLVANIA 2ND FILING ADDITION
Neighborhood Code: WH-Airport Freeway/Birdville General

Latitude: 32.7544573202
Longitude: -97.3095174597
TAD Map: 2054-392
MAPSCO: TAR-063Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SYLVANIA 2ND FILING
ADDITION Lot 16 E PT THRU 18

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: F1

Year Built: 1950

Personal Property Account: N/A

Agent: BENTON COOK (00150)

Notice Sent Date: 4/15/2025

Notice Value: \$1,572,636

Protest Deadline Date: 5/31/2024

Site Number: 80212700

Site Name: PIONEER CONCRETE

Site Class: InterimUseComm - Interim Use-Commercial

Parcels: 2

Primary Building Name: CONCRETE / 03079783

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 2,700

Net Leasable Area⁺⁺⁺: 2,700

Percent Complete: 100%

Land Sqft^{*}: 71,438

Land Acres^{*}: 1.6399

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:

RIVERSIDE SYLVANIA LLC

Primary Owner Address:

3500 LENOX DR
FORT WORTH, TX 76107

Deed Date: 1/8/2025

Deed Volume:

Deed Page:

Instrument: [D225004120](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1300 SYLVANIA COURT LLC	11/10/2017	D217264759		
SYLVANIA COURT LLC	8/20/2016	D216211985		
SOUTHERN STAR CONCRETE INC	7/18/2003	D203275195	0016994	0000045
HANSON AGGREGATES CENTRAL INC	7/19/2000	000000000000000	0000000	0000000
PIONEER CONCRETE OF TEXAS INC	12/31/1900	00077470001069	0007747	0001069
LONE STAR CEMENT COR	12/30/1900	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 ⁺
2025	\$1,000	\$1,571,636	\$1,572,636	\$171,432
2024	\$1,000	\$141,860	\$142,860	\$142,860
2023	\$1,000	\$339,283	\$340,283	\$340,283
2022	\$1,000	\$500,066	\$501,066	\$501,066
2021	\$1,000	\$214,314	\$215,314	\$215,314
2020	\$1,000	\$214,314	\$215,314	\$215,314

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.