



Address: [1509 SYLVANIA CT](#)
City: FORT WORTH
Georeference: 41180--43A
Subdivision: SYLVANIA 2ND FILING ADDITION
Neighborhood Code: WH-Airport Freeway/Birdville General

Latitude: 32.7532973642
Longitude: -97.3085242683
TAD Map: 2054-392
MAPSCO: TAR-077C



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 43A, 44A, & 45C

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: 1959
Personal Property Account: [10924957](#)
Agent: None
Protest Deadline Date: 5/31/2024

Site Number: 80212840
Site Name: ACE PIPE CLEANING
Site Class: InterimUseComm - Interim Use-Commercial
Parcels: 1
Primary Building Name: BEARY PROPERTIES INC, / 03080072
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 8,210
Net Leasable Area⁺⁺⁺: 8,210
Percent Complete: 100%
Land Sqft^{*}: 33,237
Land Acres^{*}: 0.7630
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:
BEARY PROPERTIES INC
Primary Owner Address:
2500 W ARTHINGTON ST
CHICAGO, IL 60612-4108

Deed Date: 10/1/2001
Deed Volume: 0015169
Deed Page: 0000298
Instrument: 00151690000298

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JORDAN J W JR	12/15/1993	00115990000934	0011599	0000934
LONE STAR CAPITAL FACTORS INC	10/5/1993	00112660001585	0011266	0001585
MEDINA CONSTANCIO JUAN	8/8/1989	00096680002307	0009668	0002307
PRIDDY LOU ANN	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	\$0	\$0	\$0	\$0
2024	\$0	\$478,889	\$478,889	\$478,889
2023	\$0	\$478,889	\$478,889	\$478,889
2022	\$279,467	\$199,422	\$478,889	\$478,889
2021	\$332,529	\$33,237	\$365,766	\$365,766
2020	\$332,529	\$33,237	\$365,766	\$365,766

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.