



**Address:** [3312 DALFORD ST](#)  
**City:** FORT WORTH  
**Georeference:** 41210-B-5  
**Subdivision:** SYLVANIA PARK ADDITION  
**Neighborhood Code:** 3H050I

**Latitude:** 32.7781736676  
**Longitude:** -97.2984033477  
**TAD Map:** 2060-404  
**MAPSCO:** TAR-063R



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SYLVANIA PARK ADDITION  
Block B 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)

**State Code:** A  
**Year Built:** 1941  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$213,297  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 03080757  
**Site Name:** SYLVANIA PARK ADDITION-B-5  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,096  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,570  
**Land Acres<sup>\*</sup>:** 0.2196  
**Pool:** N

<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:**  
PEREZ GRACIELA  
PEREZ RAMIRO  
**Primary Owner Address:**  
3312 DALFORD ST  
FORT WORTH, TX 76111-4827

**Deed Date:** 9/5/1996  
**Deed Volume:** 0012512  
**Deed Page:** 0001934  
**Instrument:** 00125120001934

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PENLE INVESTMENTS CORP	7/24/1996	00124580000027	0012458	0000027
NICHOLS HELEN F JEZ	9/30/1993	00112580000398	0011258	0000398
JEZ MARY ELIZABETH	12/31/1900	00075400001964	0007540	0001964
MARGARET A JEZ	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 <sup>+</sup>
2025	\$165,447	\$47,850	\$213,297	\$133,317
2024	\$165,447	\$47,850	\$213,297	\$121,197
2023	\$147,992	\$47,850	\$195,842	\$110,179
2022	\$132,365	\$33,495	\$165,860	\$100,163
2021	\$139,344	\$10,000	\$149,344	\$91,057
2020	\$123,076	\$10,000	\$133,076	\$82,779

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)

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.