



Address: [3612 CLARY AVE](#)
City: FORT WORTH
Georeference: 41210-C-15-31
Subdivision: SYLVANIA PARK ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7797251544
Longitude: -97.2954786369
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: SYLVANIA PARK ADDITION
Block C Lot E75'5 15-16

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: \$216,125
Protest Deadline Date: 5/24/2024

Site Number: 03081125
Site Name: SYLVANIA PARK ADDITION-C-15-31
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,316
Percent Complete: 100%
Land Sqft^{*}: 5,950
Land Acres^{*}: 0.1365
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:
MCPHERSON S C
Primary Owner Address:
3612 CLARY AVE
FORT WORTH, TX 76111-4818

Deed Date: 12/31/1900
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

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	\$186,375	\$29,750	\$216,125	\$159,517
2024	\$186,375	\$29,750	\$216,125	\$145,015
2023	\$166,620	\$29,750	\$196,370	\$131,832
2022	\$148,934	\$20,825	\$169,759	\$119,847
2021	\$156,821	\$10,000	\$166,821	\$108,952
2020	\$138,482	\$10,000	\$148,482	\$99,047

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.