



Address: [1117 FAIRVIEW ST](#)
City: FORT WORTH
Georeference: 41210-D-6
Subdivision: SYLVANIA PARK ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7793295504
Longitude: -97.2965799051
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: SYLVANIA PARK ADDITION
Block D Lot 6

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: 1947

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$197,778

Protest Deadline Date: 5/24/2024

Site Number: 03081192
Site Name: SYLVANIA PARK ADDITION-D-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,092
Percent Complete: 100%
Land Sqft^{*}: 7,308
Land Acres^{*}: 0.1677
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:

MONTANEZ ESPEDITO
MONTANEZ OLIVIA

Primary Owner Address:

1117 FAIRVIEW ST
FORT WORTH, TX 76111-4829

Deed Date: 3/13/1998
Deed Volume: 0013132
Deed Page: 0000300
Instrument: 00131320000300



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HIX THOMAS B	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 ⁺
2025	\$161,238	\$36,540	\$197,778	\$127,353
2024	\$161,238	\$36,540	\$197,778	\$115,775
2023	\$143,787	\$36,540	\$180,327	\$105,250
2022	\$128,159	\$25,578	\$153,737	\$95,682
2021	\$135,088	\$10,000	\$145,088	\$86,984
2020	\$119,165	\$10,000	\$129,165	\$79,076

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.