



Address: [3314 CLARY AVE](#)
City: FORT WORTH
Georeference: 41210-F-16
Subdivision: SYLVANIA PARK ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7797459804
Longitude: -97.2984338829
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 F Lot 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: \$262,455

Protest Deadline Date: 5/24/2024

Site Number: 03081648
Site Name: SYLVANIA PARK ADDITION-F-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,312
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:
GRAHAM MICHAEL M
Primary Owner Address:
3314 CLARY AVE
FORT WORTH, TX 76111

Deed Date: 2/20/2018
Deed Volume:
Deed Page:
Instrument: [D218036955](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| SIMMONS JERRY | 10/20/2017 | D217244427 | | |
| MARTINEZ HELEN; MARTINEZ HENRY | 3/31/2006 | D206096270 | 0000000 | 0000000 |
| WITHERSPOON J; WITHERSPOON JENNIFER KING | 6/8/2004 | D204180123 | 0000000 | 0000000 |
| WITCHER LOREN D; WITCHER MARIA E | 3/30/1998 | 00131530000382 | 0013153 | 0000382 |
| MOORE HELEN | 11/9/1972 | 0000000000000000 | 0000000 | 0000000 |
| MOORE ELBERT D EST; MOORE HELEN | 12/31/1900 | 00020330000467 | 0002033 | 0000467 |

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 | \$232,705 | \$29,750 | \$262,455 | \$259,398 |
| 2024 | \$232,705 | \$29,750 | \$262,455 | \$235,816 |
| 2023 | \$207,167 | \$29,750 | \$236,917 | \$214,378 |
| 2022 | \$174,064 | \$20,825 | \$194,889 | \$194,889 |
| 2021 | \$193,452 | \$10,000 | \$203,452 | \$203,452 |
| 2020 | \$177,120 | \$10,000 | \$187,120 | \$187,120 |

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.