



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	000000000000000	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.