



Address: [3715 CLARY AVE](#)
City: FORT WORTH
Georeference: 41210-J-2
Subdivision: SYLVANIA PARK ADDITION
Neighborhood Code: 3H050I

Latitude: 32.7802097585
Longitude: -97.2945844388
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 J Lot 2

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: 1946

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (06314)

Protest Deadline Date: 5/24/2024

Site Number: 03082148

Site Name: SYLVANIA PARK ADDITION-J-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 728

Percent Complete: 100%

Land Sqft^{*}: 8,160

Land Acres^{*}: 0.1873

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

TORRES ADRIANA TORRES
SALAS GERARDO MANCILLA

Primary Owner Address:

3715 CLARY AVE
FORT WORTH, TX 76111

Deed Date: 1/24/2018

Deed Volume:

Deed Page:

Instrument: [D218020664](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANTHONY HOPE HARVISON	5/28/2009	D209143664	0000000	0000000
CASTLE JOHN EDWARD EXEC	11/8/2008	000000000000000	0000000	0000000
WALKER MARIAN EST	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	\$105,425	\$40,800	\$146,225	\$146,225
2024	\$118,140	\$40,800	\$158,940	\$158,940
2023	\$107,246	\$40,800	\$148,046	\$148,046
2022	\$106,808	\$28,560	\$135,368	\$135,368
2021	\$112,159	\$10,000	\$122,159	\$122,159
2020	\$99,313	\$10,000	\$109,313	\$109,313

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

There are no exemptions for this property

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.