



Address: [3717 CLARY AVE](#)
City: FORT WORTH
Georeference: 41210-J-3-30
Subdivision: SYLVANIA PARK ADDITION
Neighborhood Code: 3H050I

Latitude: 32.780202347
Longitude: -97.2943753183
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 3-W6'4

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: 2023
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 8/16/2024

Site Number: 03082156
Site Name: SYLVANIA PARK ADDITION-J-3-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,454
Percent Complete: 100%
Land Sqft^{*}: 6,800
Land Acres^{*}: 0.1561
Pool: N

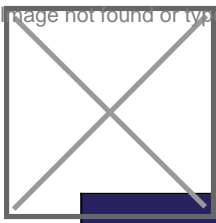
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
88REALTYELITE LLC
Primary Owner Address:
3717 CLARY AVE
FORT WORTH, TX 76111

Deed Date: 7/2/2020
Deed Volume:
Deed Page:
Instrument: [D220175610](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN DIEN	6/29/2011	D211167154	0000000	0000000
KITTRELL DOUGLAS LYNN	5/26/2011	D211127291	0000000	0000000
FEDERAL NATIONAL MORTGAGE ASSC	3/1/2011	D211055812	0000000	0000000
MENCHACA REYNALDO	2/21/2008	D208072874	0000000	0000000
CLARK ELIZABETH ANN	12/31/1900	00061430000628	0006143	0000628

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	\$316,000	\$34,000	\$350,000	\$350,000
2024	\$386,000	\$34,000	\$420,000	\$420,000
2023	\$0	\$34,000	\$34,000	\$34,000
2022	\$144,799	\$23,800	\$168,599	\$168,599
2021	\$140,000	\$10,000	\$150,000	\$150,000
2020	\$134,638	\$10,000	\$144,638	\$144,638

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.