



Address: [2712 PRIMROSE AVE](#)
City: FORT WORTH
Georeference: 41220--35
Subdivision: SYLVIA PLACE ADDITION
Neighborhood Code: 3H050J

Latitude: 32.7815523013
Longitude: -97.3069932146
TAD Map: 2054-404
MAPSCO: TAR-063L



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SYLVIA PLACE ADDITION Lot 35

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: 1927

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 03082512

Site Name: SYLVIA PLACE ADDITION-35

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,268

Percent Complete: 100%

Land Sqft^{*}: 5,900

Land Acres^{*}: 0.1354

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:

SHELTON NICOLE M

SHELTON MATTHEW J

Primary Owner Address:

2712 PRIMROSE AVE
FORT WORTH, TX 76111

Deed Date: 11/22/2016

Deed Volume:

Deed Page:

Instrument: [D216278407](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WHARTON SHERRY	12/15/2015	D215279918		
WESTOPLEX RENEWAL CO LLC	12/14/2015	D215279919		
FERGUSON LAURA DEAN	5/4/2011	D211121216		
KASK MINNIE M	5/3/2011	D211106124	0000000	0000000
KASK MINNIE MARCILE	6/10/2008	000000000000000	0000000	0000000
KASK MARCILE M;KASK RAYMOND O	12/31/1900	00067410001340	0006741	0001340

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	\$212,563	\$29,500	\$242,063	\$242,063
2024	\$212,563	\$29,500	\$242,063	\$242,063
2023	\$211,185	\$29,500	\$240,685	\$223,539
2022	\$182,567	\$20,650	\$203,217	\$203,217
2021	\$188,962	\$10,000	\$198,962	\$188,000
2020	\$160,909	\$10,000	\$170,909	\$170,909

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.