



Address: [513 S SYLVANIA AVE](#)
City: FORT WORTH
Georeference: A1659-3
Subdivision: WALLER, BENJAMIN E SURVEY
Neighborhood Code: Vacant Unplatted

Latitude: 32.7610749373
Longitude: -97.3084810015
TAD Map: 2054-396
MAPSCO: TAR-063Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WALLER, BENJAMIN E
SURVEY Abstract 1659 Tract 3

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: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$37,348

Protest Deadline Date: 5/31/2024

Site Number: 80347088

Site Name: 80347088

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area+++ : 0

Net Leasable Area+++ : 0

Percent Complete: 0%

Land Sqft* : 12,450

Land Acres* : 0.2858

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:

CEASONS HOLDINGS LLC

Primary Owner Address:

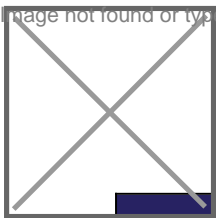
16818 DALLAS PKWY
DALLAS, TX 75248

Deed Date: 3/4/2025

Deed Volume:

Deed Page:

Instrument: [D225036283](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FOURTH & SYLVANIA INC	12/23/2015	D216001479		
LEE JONES	1/3/2010	D210132677	0000000	0000000
EDWARDS STARLA	1/2/2010	D207282461	0000000	0000000
EDWARDS STARLA	7/25/2007	D207282461	0000000	0000000
BEARD JOE L;BEARD JOYCE B TR	1/24/1997	00126620001088	0012662	0001088
BEARD JOYCE BEATRICE MCKEE	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	\$0	\$37,348	\$37,348	\$37,348
2024	\$0	\$37,348	\$37,348	\$37,348
2023	\$0	\$37,348	\$37,348	\$37,348
2022	\$0	\$37,348	\$37,348	\$37,348
2021	\$0	\$37,348	\$37,348	\$37,348
2020	\$0	\$37,348	\$37,348	\$37,348

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.