



Address: [2304 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 24910--12-30
Subdivision: MARTIN, IONA SUBDIVISION
Neighborhood Code: Food Service General

Latitude: 32.7944182206
Longitude: -97.3081865013
TAD Map: 2054-408
MAPSCO: TAR-063G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MARTIN, IONA SUBDIVISION
Lot 12 LTS 12 & SPT 13

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)

Site Number: 80409857
Site Name: TRANSPORTES DE AZTECA
Site Class: FSRest - Food Service-Full Service Restaurant
Parcels: 1
Primary Building Name: TRANSPORTES DE AZTECA / 04682181
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 1,874
Net Leasable Area⁺⁺⁺: 1,874
Percent Complete: 100%
Land Sqft^{*}: 18,254
Land Acres^{*}: 0.4190
Pool: N

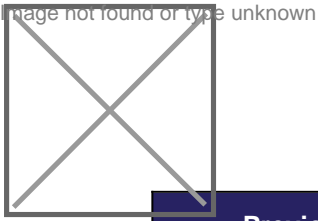
State Code: F1
Year Built: 1939
Personal Property Account: [13423991](#)
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$300,402
Protest Deadline Date: 5/31/2024

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

OWNER INFORMATION

Current Owner:
LUNA MIGUEL
Primary Owner Address:
2304 N SYLVANIA AVE
FORT WORTH, TX 76111

Deed Date: 1/20/2021
Deed Volume:
Deed Page:
Instrument: [D221029113](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CISNEROS MICHAEL A ETAL	2/27/1990	00098550000150	0009855	0000150
BEAN KATHLEEN	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	\$209,132	\$91,270	\$300,402	\$300,395
2024	\$159,059	\$91,270	\$250,329	\$250,329
2023	\$138,138	\$91,270	\$229,408	\$229,408
2022	\$93,674	\$91,270	\$184,944	\$184,944
2021	\$42,234	\$91,270	\$133,504	\$133,504
2020	\$60,238	\$54,762	\$115,000	\$115,000

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.