



Address: [3721 CLARY AVE](#)
City: FORT WORTH
Georeference: 41210-J-4
Subdivision: SYLVANIA PARK ADDITION
Neighborhood Code: IM-Airport Freeway/Birdville General

Latitude: 32.7801851409
Longitude: -97.2939644673
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 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: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$42,024

Protest Deadline Date: 5/31/2024

Site Number: 80213103

Site Name: 80213103

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 2

Primary Building Name:

Primary Building Type:

Gross Building Area+++ : 0

Net Leasable Area+++ : 0

Percent Complete: 0%

Land Sqft* : 28,016

Land Acres* : 0.6431

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:

BROWLEE NATHAN
CAIN ASHLEY

Primary Owner Address:

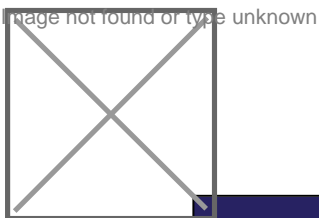
6600 E CR 405
ALVARADO, TX 76009

Deed Date: 4/18/2022

Deed Volume:

Deed Page:

Instrument: [D222276804](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SPROTT DONNA G W	9/21/2017	D217224078		
WINN RIDA JOETTE	8/2/2006	00000000000000	0000000	0000000
WINN DON EST	4/23/1985	00081620002099	0008162	0002099
MC GINNIS ROLAND B	12/31/1900	00000000000000	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	\$42,024	\$42,024	\$42,024
2024	\$0	\$42,024	\$42,024	\$42,024
2023	\$0	\$42,024	\$42,024	\$42,024
2022	\$0	\$42,024	\$42,024	\$42,024
2021	\$0	\$42,024	\$42,024	\$42,024
2020	\$0	\$42,024	\$42,024	\$42,024

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.