



Address: [4633 SYCAMORE SCHOOL RD](#)
City: FORT WORTH
Georeference: 25580-14-27
Subdivision: MEADOWS ADDITION, THE-FT WORTH
Neighborhood Code: APT-Southwest Tarrant County

Latitude: 32.6321058558
Longitude: -97.390402589
TAD Map: 2030-348
MAPSCO: TAR-103K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MEADOWS ADDITION, THE-FT WORTH Block 14 Lot 27

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: BC

Year Built: 1983

Personal Property Account: N/A

Agent: CANTRELL MCCULLOCH INC (00751)

Notice Sent Date: 4/15/2025

Notice Value: \$31,570,835

Protest Deadline Date: 5/31/2024

Site Number: 80443710

Site Name: TRINITY MEADOWS APARTMENTS

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 1

Primary Building Name: TRINITY MEADOWS / 04974700

Primary Building Type: Multi-Family

Gross Building Area⁺⁺⁺: 204,292

Net Leasable Area⁺⁺⁺: 202,468

Percent Complete: 100%

Land Sqft^{*}: 452,153

Land Acres^{*}: 10.3800

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WAK/SYC LLC

Primary Owner Address:

1701 E LAMAR BLVD SUITE 190
ARLINGTON, TX 76006

Deed Date: 12/30/2013

Deed Volume:

Deed Page:

Instrument: 80443710

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAK/SYC LLC	9/28/2012	D212240069	0000000	0000000
ANGARAKA LIMITED PARTNERSHIP	11/8/2005	D205345156	0000000	0000000
JRC DALLAS APT LTD PRTSHP	10/20/1998	00134890000253	0013489	0000253
WR DALLAS LTD PRTNSHP ETAL	1/23/1995	00118630001372	0011863	0001372
SYCAMORE HILL APTS LTD PTRSHP	12/6/1989	00097870000580	0009787	0000580
FEDERAL SAV & LOAN INS CORP	10/4/1988	00093980000072	0009398	0000072
GREENWICH PROPERTIES I LTD	3/26/1984	00077780001728	0007778	0001728
DEANZA CORP	3/23/1984	00077780001661	0007778	0001661
SYPCON CONST CORP	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	\$30,666,529	\$904,306	\$31,570,835	\$31,570,835
2024	\$26,395,694	\$904,306	\$27,300,000	\$27,300,000
2023	\$25,595,694	\$904,306	\$26,500,000	\$26,500,000
2022	\$22,095,694	\$904,306	\$23,000,000	\$23,000,000
2021	\$19,095,694	\$904,306	\$20,000,000	\$20,000,000
2020	\$17,304,694	\$904,306	\$18,209,000	\$18,209,000

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.