



Address: [3300 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: A1047-2E
Subdivision: MCCOMMAS, JOHN C SURVEY
Neighborhood Code: WH-North Fort Worth General

Latitude: 32.8029555427
Longitude: -97.307766534
TAD Map: 2054-412
MAPSCO: TAR-063C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MCCOMMAS, JOHN C SURVEY
Abstract 1047 Tract 2E

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: \$111,558

Protest Deadline Date: 5/31/2024

Site Number: 80460186
Site Name: 80460186
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^{*}: 85,159
Land Acres^{*}: 1.9549
Pool: N

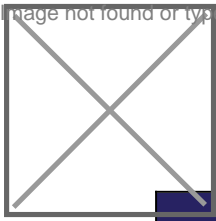
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
SYLVANIA INDUSTRIAL PARK LLC
Primary Owner Address:
1150 EMPIRE CENTRAL PL # 112
DALLAS, TX 75247

Deed Date: 11/10/2021
Deed Volume:
Deed Page:
Instrument: [D221335426](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRR INC	6/25/1993	00111250002048	0011125	0002048
NU-AIMCO INC	10/23/1987	00091110000682	0009111	0000682
AMERICAN INTL MFG CORP	12/31/1900	00075540001159	0007554	0001159

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	\$111,558	\$111,558	\$111,558
2024	\$0	\$111,558	\$111,558	\$111,558
2023	\$0	\$111,558	\$111,558	\$111,558
2022	\$0	\$111,558	\$111,558	\$111,558
2021	\$0	\$111,558	\$111,558	\$111,558
2020	\$0	\$111,558	\$111,558	\$111,558

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.