



Address: [3600 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: A1047-1G03
Subdivision: MCCOMMAS, JOHN C SURVEY
Neighborhood Code: WH-Fossil Creek/Mercantile

Latitude: 32.8078721249
Longitude: -97.3072498627
TAD Map: 2054-412
MAPSCO: TAR-049Y



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 1G3

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: F1
Year Built: 1930
Personal Property Account: [14261451](#)

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (90340)
Notice Sent Date: 4/15/2025
Notice Value: \$574,586
Protest Deadline Date: 5/31/2024

Site Number: 80461166
Site Name: 3600 N SYLVANIA AVE
Site Class: WHStorage - Warehouse-Storage
Parcels: 1
Primary Building Name: OFFICE/WAREHOUSE / 05301351
Primary Building Type: Commercial
Gross Building Area+++ : 9,648
Net Leasable Area+++ : 9,648
Percent Complete : 100%
Land Sqft* : 180,338
Land Acres* : 4.1399
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:
MERCANTILE PARTNERS
Primary Owner Address:
2650 MEACHAM BLVD
FORT WORTH, TX 76137-4203

Deed Date: 9/19/1994
Deed Volume: 0011752
Deed Page: 0000154
Instrument: 00117520000154

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GENERAL INDUSTRIAL CORP	9/1/1984	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	\$352,500	\$222,086	\$574,586	\$574,586
2024	\$257,914	\$222,086	\$480,000	\$480,000
2023	\$257,914	\$222,086	\$480,000	\$480,000
2022	\$210,914	\$222,086	\$433,000	\$433,000
2021	\$212,256	\$202,790	\$415,046	\$415,046
2020	\$186,432	\$202,790	\$389,222	\$389,222

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.