



Address: [1620 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 13150-2-3B
Subdivision: EVANS, R T ADDITION
Neighborhood Code: RET-Northeast Fort Worth General

Latitude: 32.785192434
Longitude: -97.3080689227
TAD Map: 2054-404
MAPSCO: TAR-063L



Google Map or type unknown

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

PROPERTY DATA

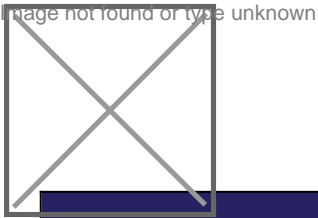
Legal Description: EVANS, R T ADDITION Block 2
Lot 3B

Jurisdictions:	Site Number: 80686087
CITY OF FORT WORTH (026)	Site Name: CRYSTALS PARTY SUPPLY
TARRANT COUNTY (220)	Site Class: RETGen - Retail-General/Specialty
TARRANT REGIONAL WATER DISTRICT (223)	Parcels: 1
TARRANT COUNTY HOSPITAL (224)	Primary Building Name: CRYSTALS PARTY SUPPLY / 06662773
TARRANT COUNTY COLLEGE (225)	Primary Building Type: Commercial
FORT WORTH ISD (905)	Gross Building Area⁺⁺⁺: 673
State Code: F1	Net Leasable Area⁺⁺⁺: 673
Year Built: 1941	Percent Complete: 100%
Personal Property Account: 14741721	Land Sqft[*]: 12,983
Agent: None	Land Acres[*]: 0.2980
Notice Sent Date: 4/15/2025	Pool: N
Notice Value: \$260,660	
Protest Deadline Date: 6/17/2024	

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

OWNER INFORMATION

Current Owner: PEREZ JOSUE E PEREZ FLORENCIO	Deed Date: 6/18/2019
Primary Owner Address: 6905 WICKS TRL FORT WORTH, TX 76133	Deed Volume:
	Deed Page:
	Instrument: D219146667



Previous Owners	Date	Instrument	Deed Volume	Deed Page
XAYSONGKHAM CH;XAYSONGKHAM OUDOMSACK	2/3/2005	D205041073	0000000	0000000
XAYSONGHAM AUROR;XAYSONGHAM OUDOMSACK	1/21/1994	00114540001360	0011454	0001360
HOWARD ROY ESTATE	1/1/1993	0000000000000000	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	\$1,000	\$259,660	\$260,660	\$123,388
2024	\$87,520	\$19,474	\$106,994	\$102,823
2023	\$66,212	\$19,474	\$85,686	\$85,686
2022	\$61,213	\$19,474	\$80,687	\$80,687
2021	\$83,253	\$19,474	\$102,727	\$102,727
2020	\$79,221	\$19,474	\$98,695	\$98,695

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.