



**Address:** [3660 N SYLVANIA AVE](#)  
**City:** FORT WORTH  
**Georeference:** A 858-12B01A  
**Subdivision:** JOHNSON, MARY SURVEY  
**Neighborhood Code:** 2N1001

**Latitude:** 32.8096921208  
**Longitude:** -97.3068138996  
**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:** JOHNSON, MARY SURVEY  
Abstract 858 Tract 12B1A & 12C1A & ABST 1047 TR  
1G2C & 1G3A

**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)

**Site Number:** 80460194  
**Site Name:** 80460194  
**Site Class:** ResAg - Residential - Agricultural  
**Parcels:** 3  
**Approximate Size<sup>+++</sup>:** 0  
**Percent Complete:** 0%  
**Land Sqft<sup>\*</sup>:** 175,111  
**Land Acres<sup>\*</sup>:** 4.0200

**State Code:** D1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (96344)

**Protest Deadline Date:** 8/16/2024

<sup>+++</sup> Rounded.

<sup>\*</sup> 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

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$160,800	\$160,800	\$366
2023	\$0	\$160,800	\$160,800	\$394
2022	\$0	\$160,800	\$160,800	\$386
2021	\$0	\$160,800	\$160,800	\$406
2020	\$0	\$87,555	\$87,555	\$454

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

- AGRICULTURAL 1D1 23.51

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.