



Address: [3604 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: A1047-1G02B
Subdivision: MCCOMMAS, JOHN C SURVEY
Neighborhood Code: 2N1001

Latitude: 32.8090161369
Longitude: -97.307171946
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 1G02B

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⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 399,445
Land Acres^{*}: 9.1699

State Code: D1

Year Built: 0

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (96344)

Protest Deadline Date: 8/16/2024

⁺⁺⁺ 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

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	\$0	\$0	\$0
2024	\$0	\$366,800	\$366,800	\$679
2023	\$0	\$366,800	\$366,800	\$724
2022	\$0	\$366,800	\$366,800	\$743
2021	\$0	\$366,800	\$366,800	\$761
2020	\$0	\$199,723	\$199,723	\$844

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.