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Address: [3400 N SYLVANIA AVE](#)
City: FORT WORTH
Georeference: 41212-1-2R
Subdivision: SYLVANIA 3400 ADDN
Neighborhood Code: WH-Fossil Creek/Mercantile

Latitude: 32.8062502758
Longitude: -97.3054458668
TAD Map: 2054-412
MAPSCO: TAR-049Y



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

PROPERTY DATA

Legal Description: SYLVANIA 3400 ADDN Block 1
Lot 2R

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: 2021

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 5/1/2025

Notice Value: \$63,636,748

Protest Deadline Date: 5/31/2024

Site Number: 800068096

Site Name: DIST WH

Site Class: WHDist - Warehouse-Distribution

Parcels: 1

Primary Building Name: New Distribution Warehouse

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 697,140

Net Leasable Area⁺⁺⁺: 697,140

Percent Complete: 100%

Land Sqft^{*}: 1,648,117

Land Acres^{*}: 37.8360

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:

AIREF SYLVANIA LOGISTICS CENTER LLC

Primary Owner Address:

518 SEVENTEENTH ST 17TH FLOOR
DENVER, CO 80202

Deed Date: 12/15/2021

Deed Volume:

Deed Page:

Instrument: [D221367597](#)

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	\$57,456,309	\$6,180,439	\$63,636,748	\$63,636,748
2024	\$32,819,561	\$6,180,439	\$39,000,000	\$39,000,000
2023	\$34,253,681	\$6,180,439	\$40,434,120	\$40,434,120
2022	\$34,048,628	\$6,180,439	\$40,229,067	\$40,229,067
0	\$0	\$0	\$0	\$0

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.