



Address: [2805 CLARY AVE](#)
City: FORT WORTH
Georeference: 41160-5-15
Subdivision: SYLVAN HEIGHTS ADDN-FORT WORTH
Neighborhood Code: 3H050J

Latitude: 32.7802692064
Longitude: -97.304539516
TAD Map:
MAPSCO: TAR-063M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SYLVAN HEIGHTS ADDN-FORT WORTH Block 5 Lot 15 & 16
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: 800072090
Site Name: SYLVAN HEIGHTS ADDN-FORT WORTH Block 5 Lot 15 & 16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,112
State Code: A
Year Built: 1946
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024
Percent Complete: 100%
Land Sqft^{*}: 14,766
Land Acres^{*}: 0.3390
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:
WILSON CONNELLY RYAN
GRIPPIN DEBRA LEE
Primary Owner Address:
2809 CLARY AVE
FORT WORTH, TX 76111
Deed Date: 4/2/2022
Deed Volume:
Deed Page:
Instrument: [D222085803](#)

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	\$127,851	\$57,149	\$185,000	\$185,000
2024	\$127,851	\$57,149	\$185,000	\$185,000
2023	\$150,707	\$57,149	\$207,856	\$207,856
2022	\$133,290	\$30,966	\$164,256	\$164,256
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

- HOMESTEAD GENERAL 11.13(b)

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.