



Address: [3412 BRYAN AVE](#)
City: FORT WORTH
Georeference: 36900-60-21
Subdivision: RYAN & PRUITT
Neighborhood Code: 4T930L

Latitude: 32.6998801628
Longitude: -97.3256506958
TAD Map: 2048-372
MAPSCO: TAR-091A



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

PROPERTY DATA

Legal Description: RYAN & PRUITT Block 60 Lot 21

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: A

Year Built: 1953

Personal Property Account: N/A

Agent: None

+++ Rounded.

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

Site Number: 02599139

Site Name: RYAN & PRUITT-60-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 840

Percent Complete: 100%

Land Sqft*: 6,250

Land Acres*: 0.1434

Pool: N

OWNER INFORMATION



Current Owner:

CARRANZA ERIBERTO

Primary Owner Address:

2608 MAY ST
FORT WORTH, TX 76110-3334

Deed Date: 2/9/2018

Deed Volume:

Deed Page:

Instrument: [D218031655](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARRANZA JORGE	1/6/2010	D210005558	0000000	0000000
CAP H INVESTMENTS LLC	1/5/2010	D210005557	0000000	0000000
WATKINS JAUNITA	4/21/1998	D206007025	0000000	0000000
WATKINS STERLING EST	6/3/1988	00092940001199	0009294	0001199
WARREN VENA	12/31/1900	00000000000000	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	\$0	\$0	\$0	\$0
2024	\$60,296	\$37,500	\$97,796	\$97,796
2023	\$62,618	\$37,500	\$100,118	\$100,118
2022	\$40,000	\$20,000	\$60,000	\$60,000
2021	\$40,000	\$20,000	\$60,000	\$60,000
2020	\$35,369	\$20,000	\$55,369	\$55,369

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.