



Address: [3120 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-8-6
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7051107495
Longitude: -97.3431210299
TAD Map: 2048-376
MAPSCO: TAR-076Y



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

PROPERTY DATA

Legal Description: RYAN SOUTH, JOHN C ADDITION Block 8 Lot 6

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: 1959

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02601524

Site Name: RYAN SOUTH, JOHN C ADDITION-8-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 984

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:
DE ROJAS JUANA HERNANDEZ
Primary Owner Address:
5512 WAITS
FORT WORTH, TX 76133

Deed Date: 12/4/2019
Deed Volume:
Deed Page:
Instrument: [D220042205](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROJAS GUADALUPE ROJAS;ROJAS JUAN	2/20/2004	D204058673	0000000	0000000
CASTRO JOSE M	12/2/2003	D203471761	0000000	0000000
GILBERT CAROLYN	8/29/1990	00100280000215	0010028	0000215
WILLIAMS DENNIS GRADY	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	\$80,738	\$37,500	\$118,238	\$118,238
2023	\$83,566	\$37,500	\$121,066	\$121,066
2022	\$73,404	\$25,000	\$98,404	\$98,404
2021	\$53,000	\$25,000	\$78,000	\$78,000
2020	\$53,000	\$25,000	\$78,000	\$78,000

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.