

Property Information | PDF



Account Number: 02601524

Address: 3120 RYAN AVE
City: FORT WORTH
Georeference: 36910-8-6

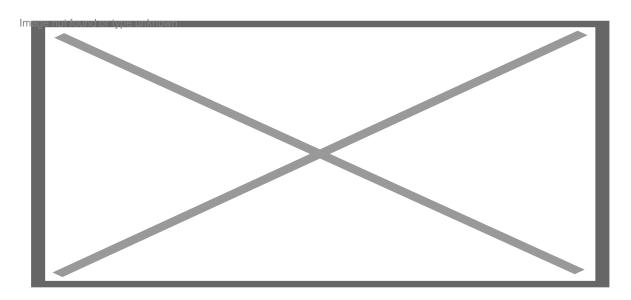
Subdivision: RYAN SOUTH, JOHN C ADDITION

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

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



## **OWNER INFORMATION**

**Current Owner:** 

**Deed Date: 12/4/2019** 

DE ROJAS JUANA HERNANDEZ

Deed Volume:

**Primary Owner Address:** 

Deed Page:

5512 WAITS FORT WORTH, TX 76133

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.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.