

Property Information | PDF

Account Number: 02601575



Address: 3140 RYAN AVE
City: FORT WORTH
Georeference: 36910-8-11

Subdivision: RYAN SOUTH, JOHN C ADDITION

Neighborhood Code: 4T930D

**Latitude:** 32.7044251334 **Longitude:** -97.3431207832

**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 11** 

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: 1924

Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

**Site Number:** 02601575

Site Name: RYAN SOUTH, JOHN C ADDITION-8-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,360
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:** 

DIAZ MARIA L HERNANDEZ

DIAZ

**Primary Owner Address:** 

3140 RYAN AVE

FORT WORTH, TX 76110-3821

**Deed Date:** 9/25/2001

**Deed Volume:** 0015159 **Deed Page:** 0000200

Instrument: 00151590000200

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERNANDEZ A GOMEZ;HERNANDEZ MARIA L	5/2/1996	00123570000730	0012357	0000730
CUSHMAN CATHY;CUSHMAN JAMES M	6/28/1989	00096320000900	0009632	0000900
BACKUS AVIS G	3/24/1989	00000000000000	0000000	0000000
BACKUS HARRY C	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	\$93,213	\$37,500	\$130,713	\$130,713
2023	\$96,572	\$37,500	\$134,072	\$121,360
2022	\$85,327	\$25,000	\$110,327	\$110,327
2021	\$79,437	\$25,000	\$104,437	\$104,437
2020	\$92,888	\$25,000	\$117,888	\$103,879

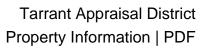
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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



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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