



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.

* 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

Deed Date: 9/25/2001

Deed Volume: 0015159

Primary Owner Address:

3140 RYAN AVE
FORT WORTH, TX 76110-3821

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.

+ 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.