



**Address:** [3016 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-11-5  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7070737024  
**Longitude:** -97.3452375168  
**TAD Map:** 2042-376  
**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 11 Lot 5

**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:** 1928

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00998)

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

**Site Number:** 02602237

**Site Name:** RYAN SOUTH, JOHN C ADDITION-11-5

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,230

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

<sup>+++</sup> Rounded.

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



### OWNER INFORMATION

**Current Owner:**  
BVP INVESTMENTS INC  
**Primary Owner Address:**  
5309 ROBERTS RD  
COLLEYVILLE, TX 76034-4811

**Deed Date:** 7/14/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205223882](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CITIFINANCIAL MORTGAGE COMPANY	6/7/2005	<a href="#">D205166871</a>	0000000	0000000
PRELOW CORNELIUS C JR	11/13/1998	00135460000344	0013546	0000344
H & A PROPERTIES INC	6/24/1998	00133000000341	0013300	0000341
BURDEN EARLENE	10/3/1989	00000000000000	0000000	0000000
BURDEN EARLENE;BURDEN THOMAS M	12/31/1900	00055280000092	0005528	0000092

### 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$124,051	\$125,000	\$249,051	\$249,051
2023	\$146,000	\$125,000	\$271,000	\$271,000
2022	\$119,000	\$45,000	\$164,000	\$164,000
2021	\$119,000	\$45,000	\$164,000	\$164,000
2020	\$107,442	\$43,558	\$151,000	\$151,000

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.