



Address: [3013 JAMES AVE](#)
City: FORT WORTH
Georeference: 36910-12-21
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7072126184
Longitude: -97.3446241542
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 12 Lot 21

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: 1942

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02602652

Site Name: RYAN SOUTH, JOHN C ADDITION-12-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,677

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:

REYNOLDS BILLY DEAN
WATKINS TINA EST MARIE

Primary Owner Address:

3013 JAMES AVE
FORT WORTH, TX 76110

Deed Date: 11/10/2017

Deed Volume:

Deed Page:

Instrument: [D217261562](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------|------------|----------------------------|-------------|-----------|
| MANNING DORIS M | 4/12/2011 | D211090475 | 0000000 | 0000000 |
| GODSEY TRINA | 2/28/2005 | D205061229 | 0000000 | 0000000 |
| REYNOLDS BILLY DEAN | 3/29/1994 | 00115160001625 | 0011516 | 0001625 |
| VERTEX INVESTMENTS INC | 12/23/1993 | 00113820001985 | 0011382 | 0001985 |
| SJM INVESTMENTS INC | 6/24/1993 | 00111220002381 | 0011122 | 0002381 |
| THEILMANN INC | 6/23/1993 | 00111220002379 | 0011122 | 0002379 |
| LANGLEY ETHEL WILLIAMS | 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 | \$242,351 | \$125,000 | \$367,351 | \$281,505 |
| 2023 | \$217,803 | \$125,000 | \$342,803 | \$255,914 |
| 2022 | \$188,495 | \$45,000 | \$233,495 | \$232,649 |
| 2021 | \$188,495 | \$45,000 | \$233,495 | \$211,499 |
| 2020 | \$167,129 | \$45,000 | \$212,129 | \$192,272 |

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.