

# Tarrant Appraisal District Property Information | PDF Account Number: 02604884

# Address: <u>3145 6TH AVE</u>

City: FORT WORTH Georeference: 36910-43-10 Subdivision: RYAN SOUTH, JOHN C ADDITION Neighborhood Code: 4T930D Latitude: 32.704275486 Longitude: -97.3404240114 TAD Map: 2048-376 MAPSCO: TAR-076Z





This map, content, and location of property is provided by Google Services.

### **PROPERTY DATA**

#### Legal Description: RYAN SOUTH, JOHN C ADDITION Block 43 Lot 10

#### Jurisdictions:

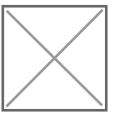
CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 1950 Personal Property Account: N/A Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02604884 Site Name: RYAN SOUTH, JOHN C ADDITION-43-10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,008 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,150 Land Acres<sup>\*</sup>: 0.1411 Pool: N

+++ Rounded.

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



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### **OWNER INFORMATION**

#### Current Owner:

SIGALA MARIA DE JESUS OLMOS

Primary Owner Address: 3145 6TH AVE

FORT WORTH, TX 76110

Deed Date: 10/3/2017 Deed Volume: Deed Page: Instrument: D218004454

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OLMOS CELIA;OLMOS CONRADO	1/12/2007	D207030571	000000	0000000
ROCAMONTES RAQUEL	7/10/2002	00158410000034	0015841	0000034
CASTILLO SAM	7/6/1987	00089990002104	0008999	0002104
MORENO NINFA Q	2/21/1985	00081040000508	0008104	0000508
NEIL D FUTCH & F L FUTCH	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$79,828	\$36,900	\$116,728	\$116,728
2023	\$82,564	\$36,900	\$119,464	\$107,243
2022	\$65,104	\$25,000	\$90,104	\$90,104
2021	\$60,189	\$25,000	\$85,189	\$85,189
2020	\$70,666	\$25,000	\$95,666	\$87,570

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.