



Address: [3317 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-47-20
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7016190733
Longitude: -97.3425315956
TAD Map: 2048-376
MAPSCO: TAR-090C



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

PROPERTY DATA

Legal Description: RYAN SOUTH, JOHN C
ADDITION Block 47 Lot 20

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: 1948

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02605279

Site Name: RYAN SOUTH, JOHN C ADDITION-47-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,052

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:

TOVAR CARLOS

TOVAR BERTHA

Primary Owner Address:

3317 RYAN AVE

FORT WORTH, TX 76110-3826

Deed Date: 9/1/1995

Deed Volume: 0012091

Deed Page: 0002373

Instrument: 00120910002373

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ADMINISTRATOR VETERAN AFFAIRS	12/20/1994	00118480000928	0011848	0000928
FEDERAL HOME LOAN MTG CORP	12/6/1994	00118170000769	0011817	0000769
RAYBURN RICKY LYNN	7/22/1983	00075630001300	0007563	0001300
ROGER G SORENSEN	7/1/1983	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	\$77,577	\$37,500	\$115,077	\$113,653
2023	\$80,407	\$37,500	\$117,907	\$103,321
2022	\$70,867	\$25,000	\$95,867	\$93,928
2021	\$65,864	\$25,000	\$90,864	\$85,389
2020	\$77,092	\$25,000	\$102,092	\$77,626

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.