



Address: [3309 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-47-22
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.701892745
Longitude: -97.3425281037
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 22

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: 1934

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02605295

Site Name: RYAN SOUTH, JOHN C ADDITION-47-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,641

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:

MCCLOUD HENRY TED
MCCLOUD ALYSSA LEANN

Primary Owner Address:

PO BOX 12041
FORT WORTH, TX 76110

Deed Date: 3/14/2019

Deed Volume:

Deed Page:

Instrument: [D219052090](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DECKER MARCEY;GABRIEL JACOB D	10/31/2017	D217255940		
DALLAS METRO HOLDINGS, LLC	10/30/2017	D217255602		
SARGENT JILL ELIZABETH	11/10/2010	D210288635	0000000	0000000
NOBLES AMY ELIZABETH	8/15/2003	D203303284	0017077	0000264
MCGRAW BENJAMIN;MCGRAW CHRISTI	6/25/2001	00149760000341	0014976	0000341
JONES RICHARD L	2/5/2001	00147220000262	0014722	0000262
JONES RICHARD ETAL	4/25/1986	00085270001066	0008527	0001066
BERNIE E JOHNSON	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	\$264,576	\$37,500	\$302,076	\$286,576
2023	\$268,854	\$37,500	\$306,354	\$260,524
2022	\$211,840	\$25,000	\$236,840	\$236,840
2021	\$215,323	\$25,000	\$240,323	\$240,323
2020	\$193,803	\$25,000	\$218,803	\$218,803

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.