



Address: [3344 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-48-12
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7006512637
Longitude: -97.3431344714
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 48 Lot 12

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: 1947

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02605449

Site Name: RYAN SOUTH, JOHN C ADDITION-48-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,346

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:

MARTINEZ ROSIS
MARTINEZ MARTHA C M

Primary Owner Address:

3344 RYAN AVE
FORT WORTH, TX 76110-3825

Deed Date: 4/17/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212092539](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COVARRUBIAS FRANCISCO	6/25/2008	D208251791	0000000	0000000
CASEY H MATTHEW	9/20/2004	D204325118	0000000	0000000
NUNEZ JOSE	6/3/1985	00082190000735	0008219	0000735
PERDUE PERRY J	12/31/1900	00032410000258	0003241	0000258

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	\$175,828	\$37,500	\$213,328	\$213,328
2023	\$179,445	\$37,500	\$216,945	\$216,945
2022	\$156,266	\$25,000	\$181,266	\$181,266
2021	\$143,479	\$25,000	\$168,479	\$168,479
2020	\$124,191	\$25,000	\$149,191	\$149,191

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.