



Address: [3301 JAMES AVE](#)
City: FORT WORTH
Georeference: 36910-49-24
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: M4T03D

Latitude: 32.7021788528
Longitude: -97.3446501467
TAD Map: 2042-376
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 49 Lot 24

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: B

Year Built: 1940

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02605848

Site Name: RYAN SOUTH, JOHN C ADDITION-49-24

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 1,792

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:
VILLALOBOS MARIA Y FLORES
Primary Owner Address:
3301 JAMES AVE
FORT WORTH, TX 76110-3729

Deed Date: 9/19/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D212234487](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELCOME HOME HOLDINGS LLC	7/18/2012	D212183086	0000000	0000000
BUI THOI VAN	5/8/1997	00127620000027	0012762	0000027
NGUYEN NGA NGOC THI	6/2/1992	00106650000525	0010665	0000525
SECRETARY OF HUD	2/13/1992	00105350000185	0010535	0000185
NATIONSBANC MTG CORP	2/4/1992	00105290001463	0010529	0001463
MARQUARDT LEONARD P	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	\$123,402	\$37,500	\$160,902	\$93,845
2023	\$119,282	\$37,500	\$156,782	\$85,314
2022	\$78,142	\$25,000	\$103,142	\$77,558
2021	\$45,507	\$25,000	\$70,507	\$70,507
2020	\$91,572	\$11,000	\$102,572	\$82,136

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.