



Address: [3420 JAMES AVE](#)
City: FORT WORTH
Georeference: 36910-51-6
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.6996752014
Longitude: -97.3452616198
TAD Map: 2042-372
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 51 Lot 6

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: 02606127

Site Name: RYAN SOUTH, JOHN C ADDITION-51-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 802

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:

LI YUEN LING

Primary Owner Address:

1601 ELIZABETH BLVD
FORT WORTH, TX 76110

Deed Date: 1/9/2015

Deed Volume:

Deed Page:

Instrument: [D215006920](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLEGAS BRIAN	3/26/2014	D214067211	0000000	0000000
FORT WORTH CITY OF	4/16/2013	D213103042	0000000	0000000
HILLIARD CHRISTINE V EST	12/31/1900	000000000000000	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	\$52,500	\$37,500	\$90,000	\$90,000
2023	\$57,500	\$37,500	\$95,000	\$95,000
2022	\$50,000	\$25,000	\$75,000	\$75,000
2021	\$18,000	\$25,000	\$43,000	\$43,000
2020	\$18,000	\$25,000	\$43,000	\$43,000

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.