



Address: [3417 STANLEY AVE](#)
City: FORT WORTH
Georeference: 36910-51-16
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.6998132575
Longitude: -97.3457298711
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 16

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: 2000

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02606240

Site Name: RYAN SOUTH, JOHN C ADDITION-51-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,248

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:
TM FUTURE VENTURES LLC
Primary Owner Address:
3417 STANLEY AVE
FORT WORTH, TX 76110

Deed Date: 8/29/2022
Deed Volume:
Deed Page:
Instrument: [D222226739](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BUSTOS TEMUJIN	3/16/2021	D221074859		
WOOD CAREESE;WOOD JOSHUA	8/9/2019	D219179827		
COMMUNITY HOUSING SOLUTIONS LLC	11/21/2018	D218257258		
HEB HOMES LLC	11/20/2018	D218257119		
SADLER HOLDINGS SERIES LLC	11/13/2018	D218254230		
GONZALEZ EVA	6/16/2011	D211148680	0000000	0000000
HOUSING AUTHORITY OF FTW	8/24/2000	00144950000002	0014495	0000002
D S C I INC	1/24/2000	00142130000399	0014213	0000399
JOHNSON S F EST #45-3038-6	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	\$208,735	\$37,500	\$246,235	\$246,235
2023	\$212,245	\$37,500	\$249,745	\$249,745
2022	\$183,195	\$25,000	\$208,195	\$208,195
2021	\$166,952	\$25,000	\$191,952	\$191,952
2020	\$157,124	\$25,000	\$182,124	\$182,124



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.