



**Address:** [3401 STANLEY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-51-20  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7003754121  
**Longitude:** -97.3457285314  
**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 51 Lot 20

**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:** 1924

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02606283

**Site Name:** RYAN SOUTH, JOHN C ADDITION-51-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,401

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



### OWNER INFORMATION

**Current Owner:**

SANDOVAL SANDRA

**Primary Owner Address:**

3401 STANLEY AVE  
FORT WORTH, TX 76110-3747

**Deed Date:** 2/14/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212037253](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDOVAL JAVIER;SANDOVAL SANDRA	12/1/1999	00141260000289	0014126	0000289
RUIZ LOUIS	11/9/1999	00141260000287	0014126	0000287
BRAZIER WENDI	4/16/1999	00141260000306	0014126	0000306
BRAZIER DAVID EDWIN EST	10/30/1987	00091420000882	0009142	0000882
BRAZIER;BRAZIER WILLIAM E	1/26/1984	00077280001954	0007728	0001954
HORTON DAVID	12/31/1900	00064590000125	0006459	0000125

### 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	\$171,924	\$37,500	\$209,424	\$76,173
2023	\$175,548	\$37,500	\$213,048	\$69,248
2022	\$151,810	\$25,000	\$176,810	\$62,953
2021	\$129,874	\$25,000	\$154,874	\$57,230
2020	\$52,843	\$25,000	\$77,843	\$52,027

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.