



**Address:** [3405 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-52-19  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7002237609  
**Longitude:** -97.3446660086  
**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 52 Lot 19

**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:** 02606496

**Site Name:** RYAN SOUTH, JOHN C ADDITION-52-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,140

**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:**

DE LA ROSA CHRISTIAN A J  
MUNOZ ALONDRA

**Primary Owner Address:**

10913 BRIAROAKS DR  
FORT WORTH, TX 76140

**Deed Date:** 12/29/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223000871](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ESCOBAR DELFINO	5/17/2001	00149310000084	0014931	0000084
BANK OF AMERICA	2/6/2000	00147250000434	0014725	0000434
HARVEY ANNA MAUDLIN	2/12/1985	00080910000473	0008091	0000473
JESSIE C WRIGHT	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	\$84,213	\$37,500	\$121,713	\$121,713
2023	\$87,220	\$37,500	\$124,720	\$124,720
2022	\$77,213	\$25,000	\$102,213	\$102,213
2021	\$71,977	\$25,000	\$96,977	\$96,977
2020	\$84,101	\$25,000	\$109,101	\$109,101

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.