



Address: [3428 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-53-8
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.6993943028
Longitude: -97.3431306986
TAD Map: 2048-372
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 53 Lot 8

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: 1948

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02606593

Site Name: RYAN SOUTH, JOHN C ADDITION-53-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 932

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:

WEATHERLY FREDDIE
WEATHERLY JOANNA

Deed Date: 11/7/1983

Deed Volume: 0007660

Primary Owner Address:

3428 RYAN AVE
FORT WORTH, TX 76110-3827

Deed Page: 0002013

Instrument: 00076600002013

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MRS JAMES YORK	12/31/1900	0000000000000000	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	\$40,891	\$37,500	\$78,391	\$66,993
2023	\$41,393	\$37,500	\$78,893	\$60,903
2022	\$35,986	\$25,000	\$60,986	\$55,366
2021	\$32,943	\$25,000	\$57,943	\$50,333
2020	\$42,624	\$25,000	\$67,624	\$45,757

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.