



**Address:** [3412 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-51-4  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.6999503075  
**Longitude:** -97.3452611724  
**TAD Map:**  
**MAPSCO:**



This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RYAN SOUTH, JOHN C  
ADDITION Block 51 Lot 4 50% UNDIVIDED  
INTEREST

**Jurisdictions:**

- CITY OF FORT WORTH (026)
  - TARRANT COUNTY (220)
  - TARRANT REGIONAL WATER DISTRICT (223)
  - TARRANT COUNTY HOSPITAL (224)
  - TARRANT COUNTY COLLEGE (225)
  - FORT WORTH (906)
- Site Number:** 02606100  
**Site Name:** RYAN SOUTH, JOHN C ADDITION Block 51 Lot 4 50% UNDIVIDED INTERES  
**Site Class:** A1 Residential - Single Family  
**Parcels:** 2  
**Approximate Size+++:** 1,557

**State Code:** A **Percent Complete:** 100%

**Year Built:** 1947 **Land Sqft\*:** 6,250

**Personal Property Accounts:** 0 **Land Acres:** 0.1434

**Agent:** None **Pool:** N

**Protest**

**Deadline Date:**

5/15/2025

+++ Rounded.



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

## OWNER INFORMATION

**Current Owner:**

SCHWARZ JANICE KAY

**Primary Owner Address:**

3412 JAMES AVE  
FORT WORTH, TX 76110

**Deed Date:** 4/20/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224067714](#)

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$34,174	\$18,750	\$52,924	\$52,924
0	\$0	\$0	\$0	\$0

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.