



**Address:** [3245 COCKRELL AVE](#)  
**City:** FORT WORTH  
**Georeference:** 2860-6-8  
**Subdivision:** BLUEBONNET HILLS  
**Neighborhood Code:** 4T002Z

**Latitude:** 32.7024471394  
**Longitude:** -97.3590416266  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BLUEBONNET HILLS Block 6  
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:** 1938

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00230987

**Site Name:** BLUEBONNET HILLS-6-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,402

**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:**

RYAN PATRICK M  
RYAN TRACY L

**Primary Owner Address:**

1524 BONHAM CT  
IRVING, TX 75038-5900

**Deed Date:** 12/18/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213320280](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
Unlisted	11/3/2009	<a href="#">D209294305</a>	0000000	0000000
PEEBLES ELIZABETH L	4/15/2005	<a href="#">D205113634</a>	0000000	0000000
PATTERSON FRANK CARY	3/11/2003	00164860000215	0016486	0000215
MELTON GARY;MELTON JANET	9/29/1992	00107980000275	0010798	0000275
MENEFEE JOE;MENEFEE LOIS	1/20/1984	00077240000996	0007724	0000996
PAYLOR KATHLEEN	12/31/1900	000000000000000	0000000	0000000
PAYLOR J GLADWELL	12/30/1900	000000000000000	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 <sup>+</sup>
2025	\$132,154	\$187,500	\$319,654	\$319,654
2024	\$190,074	\$187,500	\$377,574	\$377,574
2023	\$198,389	\$156,250	\$354,639	\$354,639
2022	\$152,000	\$110,000	\$262,000	\$262,000
2021	\$152,000	\$110,000	\$262,000	\$262,000
2020	\$159,291	\$110,000	\$269,291	\$269,291

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.