



**Address:** [3013 RYAN PLACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36890-32-17  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7073027767  
**Longitude:** -97.3385074657  
**TAD Map:** 2048-376  
**MAPSCO:** TAR-076Z



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RYAN PLACE ADDITION Block  
32 Lot 17

**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:** 1928  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$427,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 025888889  
**Site Name:** RYAN PLACE ADDITION-32-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,955  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,750  
**Land Acres<sup>\*</sup>:** 0.1549  
**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:**  
JONES ZACHARY DEAN  
**Primary Owner Address:**  
3013 RYAN PLACE DR  
FORT WORTH, TX 76110

**Deed Date:** 2/9/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224023191](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OGRODNIK DAVID	7/30/2013	<a href="#">D213199962</a>	0000000	0000000
LOBRETO IAN S	3/16/2005	<a href="#">D205079897</a>	0000000	0000000
TUGGLE TERRY LYNN	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 <sup>+</sup>
2025	\$260,000	\$135,000	\$395,000	\$395,000
2024	\$292,000	\$135,000	\$427,000	\$427,000
2023	\$383,479	\$135,000	\$518,479	\$444,019
2022	\$313,654	\$90,000	\$403,654	\$403,654
2021	\$291,852	\$90,000	\$381,852	\$377,873
2020	\$263,424	\$90,000	\$353,424	\$343,521

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)
- DISABLED VET 70 to 99 PCT 11.22

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.