



**Address:** [3045 RYAN PLACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36890-32-25  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7063164099  
**Longitude:** -97.3393806494  
**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 25

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$269,385

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

**Site Number:** 02588978

**Site Name:** RYAN PLACE ADDITION-32-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,903

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,714

**Land Acres<sup>\*</sup>:** 0.2918

**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:**

WARE LAURA

**Primary Owner Address:**

PO BOX 12284  
FORT WORTH, TX 76110-8284

**Deed Date:** 12/17/1993

**Deed Volume:** 0011389

**Deed Page:** 0000251

**Instrument:** 00113890000251

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STATE STREET BK & TR CO TR	5/4/1993	00112420001557	0011242	0001557
JOHNSTON CHARLES R;JOHNSTON MARY	2/28/1984	00077560000913	0007756	0000913
LURA H JONES	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 <sup>+</sup>
2025	\$85,815	\$183,570	\$269,385	\$269,385
2024	\$85,815	\$183,570	\$269,385	\$249,109
2023	\$86,783	\$183,570	\$270,353	\$226,463
2022	\$70,875	\$135,000	\$205,875	\$205,875
2021	\$65,767	\$135,000	\$200,767	\$200,767
2020	\$85,877	\$135,000	\$220,877	\$220,877

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.