



Address: [3049 RYAN PLACE DR](#)
City: FORT WORTH
Georeference: 36890-32-26
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7063323201
Longitude: -97.3396401158
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 26

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)

Site Number: 02588986
Site Name: RYAN PLACE ADDITION-32-26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,724
Percent Complete: 100%
Land Sqft^{*}: 8,880
Land Acres^{*}: 0.2038
Pool: N

State Code: A

Year Built: 1930

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$426,487

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

SALDIVAR RENE P
SALDIVAR REBECCA

Primary Owner Address:

3049 RYAN PLACE DR
FORT WORTH, TX 76110-3426

Deed Date: 4/24/1994

Deed Volume: 0011553

Deed Page: 0000404

Instrument: 00115530000404

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOSEY DELBERT R;HOSEY MADGE	4/30/1984	00078140000094	0007814	0000094
BRANNON CONST CO INC	12/31/1900	00076840000976	0007684	0000976
HAGER H J	12/30/1900	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 ⁺
2025	\$262,087	\$164,400	\$426,487	\$426,487
2024	\$262,087	\$164,400	\$426,487	\$400,026
2023	\$267,307	\$164,400	\$431,707	\$363,660
2022	\$218,100	\$112,500	\$330,600	\$330,600
2021	\$203,161	\$112,500	\$315,661	\$315,661
2020	\$176,454	\$112,500	\$288,954	\$288,954

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.