



Address: [3041 6TH AVE](#)
City: FORT WORTH
Georeference: 36890-32-28-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7062398889
Longitude: -97.3401924856
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 28 & S1/2 29

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: 2003

Personal Property Account: N/A

Agent: GOODRICH REALTY CONSULTING (00974)

Notice Sent Date: 4/15/2025

Notice Value: \$537,352

Protest Deadline Date: 5/24/2024

Site Number: 02589001

Site Name: RYAN PLACE ADDITION-32-28-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,280

Percent Complete: 100%

Land Sqft^{*}: 10,595

Land Acres^{*}: 0.2432

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:

FITZGERALD DYLAN

FITZGERALD DANIELLE

Primary Owner Address:

3041 6TH AVE

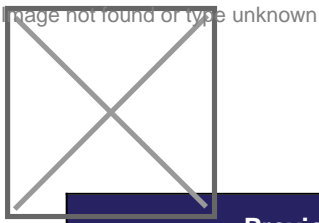
FORT WORTH, TX 76110

Deed Date: 5/1/2020

Deed Volume:

Deed Page:

Instrument: [D220100496](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
YBARRA EDWARD	4/8/2016	D216073402		
BOREN SANDRA	5/31/2011	00000000000000	0000000	0000000
BOREN ELBERT M EST II;BOREN SANDRA	5/30/2001	00149170000048	0014917	0000048
LOVELL GARY B;LOVELL LINDA C	11/2/1998	00135120000130	0013512	0000130
BRANNON MARJORIE E	5/6/1996	00123550000072	0012355	0000072
BRANNON CONSTRUCTION CO INC	3/6/1987	00000000000000	0000000	0000000
FORT WORTH CITY OF	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 ⁺
2025	\$364,377	\$172,975	\$537,352	\$537,352
2024	\$364,377	\$172,975	\$537,352	\$532,400
2023	\$432,839	\$172,975	\$605,814	\$484,000
2022	\$338,292	\$112,500	\$450,792	\$440,000
2021	\$287,500	\$112,500	\$400,000	\$400,000
2020	\$303,842	\$112,500	\$416,342	\$400,720

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.