



**Address:** [3040 6TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-36-11-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7062289887  
**Longitude:** -97.3409535331  
**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  
36 Lot 11 & N10' 12

**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:** 1939  
**Personal Property Account:** N/A  
**Agent:** PROPERTY TAX MANAGEMENT (00124)  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02589567  
**Site Name:** RYAN PLACE ADDITION-36-11-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,537  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 9,360  
**Land Acres<sup>\*</sup>:** 0.2148  
**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:**  
SERIES 3040, A SERIES OF SOUTHSIDE REAL ESTATE LEASING LLC  
**Primary Owner Address:**  
1701 KELLY RD  
ALEDO, TX 76008

**Deed Date:** 6/1/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218121182](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOUTHSIDE LAND & LOAN INC	12/3/2014	<a href="#">D217024922</a>		
BROWN KIMBERLY;BROWN RODNEY	12/30/2010	<a href="#">D210322964</a>	0000000	0000000
REED RICHARD R	5/12/2008	<a href="#">D208231696</a>	0000000	0000000
SUTTERFIELD P A;SUTTERFIELD STANLEY	9/2/2003	<a href="#">D203349646</a>	0017211	0000056
PENDLEY MYRTLE MOORE	4/10/1992	00030030000133	0003003	0000133
PENDLEY J G;PENDLEY MYRTLE	12/31/1900	00030030000133	0003003	0000133

## 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	\$115,502	\$166,800	\$282,302	\$282,302
2024	\$115,502	\$166,800	\$282,302	\$282,302
2023	\$73,200	\$166,800	\$240,000	\$240,000
2022	\$98,489	\$112,500	\$210,989	\$210,989
2021	\$92,825	\$112,500	\$205,325	\$205,325
2020	\$109,720	\$112,500	\$222,220	\$222,220

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.