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Address: [3001 6TH AVE](#)
City: FORT WORTH
Georeference: 36890-37-13
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7076085887
Longitude: -97.3401140864
TAD Map: 2048-376
MAPSCO: TAR-076Z



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

PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block
37 Lot 13

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: 02589702
Site Name: RYAN PLACE ADDITION-37-13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,700
Percent Complete: 100%
Land Sqft^{*}: 7,750
Land Acres^{*}: 0.1779
Pool: N

State Code: A
Year Built: 1930
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$435,863
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

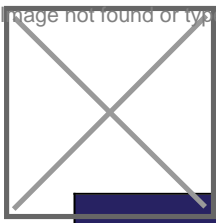
Current Owner:

TYNAN CHARLES
TYNAN PAMELLA

Primary Owner Address:

3001 6TH AVE
FORT WORTH, TX 76110-3435

Deed Date: 5/24/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213135539](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TYNAN JAMES N JR	4/1/2008	D208119714	0000000	0000000
BLOCK JOHN P	1/17/2006	D206023256	0000000	0000000
HANEY SYLVIA MARIE	11/11/2004	00000000000000	0000000	0000000
HANEY BRYAN E EST;HANEY SYLVIA M	1/12/2001	00146920000048	0014692	0000048
GILLIAM ANNE LA CROSSE;GILLIAM KAY	8/20/1999	00000000000000	0000000	0000000
GROSS FRANCES A	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	\$280,863	\$155,000	\$435,863	\$435,863
2024	\$280,863	\$155,000	\$435,863	\$397,232
2023	\$286,185	\$155,000	\$441,185	\$361,120
2022	\$238,291	\$90,000	\$328,291	\$328,291
2021	\$223,900	\$90,000	\$313,900	\$313,900
2020	\$195,812	\$90,000	\$285,812	\$285,812

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.