



Address: [3024 BRYAN AVE](#)
City: FORT WORTH
Georeference: 36900-30-18
Subdivision: RYAN & PRUITT
Neighborhood Code: WH-Ryan and Pruitt

Latitude: 32.7067241241
Longitude: -97.3256084482
TAD Map: 2048-376
MAPSCO: TAR-077W



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN & PRUITT Block 30 Lot 18

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: F1

Year Built: 1952

Personal Property Account: [10833471](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$242,742

Protest Deadline Date: 5/31/2024

Site Number: 80185584

Site Name: 3024 BRYAN AVE

Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: 3024 BRYAN / 02593866

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,518

Net Leasable Area⁺⁺⁺: 3,518

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

A SERIES 3024 A SERIES OF RETZLAFF HOLDINGS LLC

Primary Owner Address:

3024 BRYAN AVE
FORT WORTH, TX 76110

Deed Date: 11/8/2023

Deed Volume:

Deed Page:

Instrument: [D223200623](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RETZLAFF HOLDINGS LLC	1/25/2010	D210060332	0000000	0000000
RETZLAFF FRANK	11/26/1996	00125930000779	0012593	0000779
THOMAS PROPERTIES	12/31/1900	000000000000000	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	\$227,117	\$15,625	\$242,742	\$165,276
2024	\$122,105	\$15,625	\$137,730	\$137,730
2023	\$122,105	\$15,625	\$137,730	\$137,730
2022	\$106,204	\$15,625	\$121,829	\$121,829
2021	\$96,065	\$12,500	\$108,565	\$108,565
2020	\$82,850	\$12,500	\$95,350	\$95,350

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.