



Address: [3112 BRYAN AVE](#)
City: FORT WORTH
Georeference: 36900-36-20
Subdivision: RYAN & PRUITT
Neighborhood Code: WH-Ryan and Pruitt

Latitude: 32.7051632298
Longitude: -97.3256250606
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 36 Lot 20

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: 1965

Personal Property Account: Multi

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$202,500

Protest Deadline Date: 5/31/2024

Site Number: 800060888

Site Name: Smart Start Ignition Interlock

Site Class: WHStorage - Warehouse-Storage

Parcels: 1

Primary Building Name: SMART START / 02594757

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,000

Net Leasable Area⁺⁺⁺: 3,000

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:

NUNEZ MIGUEL

Primary Owner Address:

6416 WOODWAY DR
FORT WORTH, TX 76133

Deed Date: 4/12/2019

Deed Volume:

Deed Page:

Instrument: [D219088036](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALEZ MICAELA;NUNEZ MIGUEL	12/17/2018	D218275116		
NUNEZ LAURA	12/16/2004	D204398532	0000000	0000000
RUBIN DAVID;RUBIN SHERWIN	5/6/1987	00089560001789	0008956	0001789
RUBIN D;RUBIN S	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	\$186,875	\$15,625	\$202,500	\$170,736
2024	\$126,655	\$15,625	\$142,280	\$142,280
2023	\$126,655	\$15,625	\$142,280	\$142,280
2022	\$103,385	\$15,625	\$119,010	\$119,010
2021	\$106,510	\$12,500	\$119,010	\$119,010
2020	\$92,470	\$12,500	\$104,970	\$104,970

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.