



Address: [3129 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-7-17
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7048348511
Longitude: -97.3425432067
TAD Map: 2048-376
MAPSCO: TAR-076Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN SOUTH, JOHN C
ADDITION Block 7 Lot 17

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: 1947

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02601397

Site Name: RYAN SOUTH, JOHN C ADDITION-7-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 996

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:

FLORES JUAN

Primary Owner Address:

3129 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 6/21/2017

Deed Volume:

Deed Page:

Instrument: [D217142192](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUVALL MILNER G REVOCABLE LIVING TRUST	6/3/2015	D215119853		
DUVALL MILNER G	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	\$39,975	\$37,500	\$77,475	\$77,475
2024	\$39,975	\$37,500	\$77,475	\$77,475
2023	\$40,451	\$37,500	\$77,951	\$77,951
2022	\$34,731	\$25,000	\$59,731	\$59,731
2021	\$31,490	\$25,000	\$56,490	\$56,490
2020	\$41,283	\$25,000	\$66,283	\$66,283

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.