



Address: [3121 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-7-19
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7051102446
Longitude: -97.3425426992
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 19

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: 1945
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02601419
Site Name: RYAN SOUTH, JOHN C ADDITION-7-19
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,295
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:
MARTINEZ HECTOR
MARTINEZ JACQUELI
Primary Owner Address:
3121 RYAN AVE
FORT WORTH, TX 76110-3822

Deed Date: 8/16/2009
Deed Volume: 00000000
Deed Page: 00000000
Instrument: [D209241573](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUVALL MILNER G	12/31/1900	0000000000000000	00000000	00000000



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	\$88,526	\$37,500	\$126,026	\$126,026
2024	\$88,526	\$37,500	\$126,026	\$126,026
2023	\$91,771	\$37,500	\$129,271	\$116,387
2022	\$80,806	\$25,000	\$105,806	\$105,806
2021	\$75,052	\$25,000	\$100,052	\$99,208
2020	\$87,880	\$25,000	\$112,880	\$90,189

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.