



Address: [3113 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-7-21
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7053858469
Longitude: -97.3425421357
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 21

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: 1949
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Protest Deadline Date: 5/24/2024

Site Number: 02601435
Site Name: RYAN SOUTH, JOHN C ADDITION-7-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,076
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:
CHAVEZ CIRO
Primary Owner Address:
3113 RYAN AVE
FORT WORTH, TX 76110-3822

Deed Date: 5/10/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204142076](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUVALL MILNER G	12/31/1900	0000000000000000	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	\$74,911	\$37,500	\$112,411	\$112,411
2024	\$74,911	\$37,500	\$112,411	\$112,411
2023	\$77,744	\$37,500	\$115,244	\$115,244
2022	\$68,034	\$25,000	\$93,034	\$93,034
2021	\$62,923	\$25,000	\$87,923	\$87,923
2020	\$73,898	\$25,000	\$98,898	\$98,898

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.