



Address: [3108 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-8-3
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7055243031
Longitude: -97.3431212066
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 8 Lot 3

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: 1928
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02601494
Site Name: RYAN SOUTH, JOHN C ADDITION-8-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,388
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:
3108 RYAN AVE
FORT WORTH, TX 76110-3821

Deed Date: 12/16/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211306513](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUVALL JANET;DUVALL MILNER	11/15/2001	00152710000015	0015271	0000015
ZAMORA MARTHA O	11/26/1996	00125970001571	0012597	0001571
GRAHAM W R	10/19/1995	00121430002034	0012143	0002034
GLAZE JACK	12/31/1900	00000000000000	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	\$87,890	\$37,500	\$125,390	\$125,390
2024	\$87,890	\$37,500	\$125,390	\$125,390
2023	\$91,217	\$37,500	\$128,717	\$128,717
2022	\$79,782	\$25,000	\$104,782	\$104,782
2021	\$73,759	\$25,000	\$98,759	\$98,759
2020	\$86,599	\$25,000	\$111,599	\$111,599

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.