



Address: [3116 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-8-5
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: M4T03D

Latitude: 32.7052480874
Longitude: -97.3431209733
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 5

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: B
Year Built: 1930
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02601516
Site Name: RYAN SOUTH, JOHN C ADDITION-8-5
Site Class: B - Residential - Multifamily
Parcels: 1
Approximate Size⁺⁺⁺: 1,450
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:
ROJAS ASUNCION
Primary Owner Address:
3116 RYAN AVE
FORT WORTH, TX 76110-3821

Deed Date: 9/2/2000
Deed Volume: 0014510
Deed Page: 0000035
Instrument: 001451000000035

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOWDEN ANGLEA;BOWDEN DICK	9/1/2000	001451000000039	0014510	0000039
TROJACEK JOE J JR	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	\$57,312	\$37,500	\$94,812	\$94,812
2024	\$57,312	\$37,500	\$94,812	\$94,812
2023	\$54,037	\$37,500	\$91,537	\$91,537
2022	\$34,551	\$25,000	\$59,551	\$59,551
2021	\$19,650	\$25,000	\$44,650	\$44,650
2020	\$21,334	\$11,000	\$32,334	\$32,334

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.