



**Address:** [3140 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-10-11  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7044270531  
**Longitude:** -97.3452431625  
**TAD Map:** 2042-376  
**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 10 Lot 11

**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:** 1924  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02602059  
**Site Name:** RYAN SOUTH, JOHN C ADDITION-10-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size** <sup>+++</sup>: 1,144  
**Percent Complete:** 100%  
**Land Sqft** <sup>\*</sup>: 6,250  
**Land Acres** <sup>\*</sup>: 0.1434  
**Pool:** N

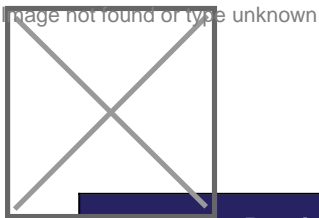
+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
VARGAS ROSA  
**Primary Owner Address:**  
3140 JAMES AVE  
FORT WORTH, TX 76110-3724

**Deed Date:** 5/7/2002  
**Deed Volume:** 0015705  
**Deed Page:** 0000360  
**Instrument:** 00157050000360



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ELSON NANCY;ELSON TERRY	5/8/1990	00099260002264	0009926	0002264
CLEMENTS M J	4/28/1988	00092600000739	0009260	0000739
CLEMENTS NORMA LEE	7/15/1987	00090200000648	0009020	0000648
VALLANCE BEVERLY;VALLANCE DAN W	4/10/1984	00081460001886	0008146	0001886
STONE C E	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 <sup>+</sup>
2025	\$83,489	\$37,500	\$120,989	\$120,989
2024	\$83,489	\$37,500	\$120,989	\$120,989
2023	\$86,492	\$37,500	\$123,992	\$111,597
2022	\$76,452	\$25,000	\$101,452	\$101,452
2021	\$71,196	\$25,000	\$96,196	\$95,664
2020	\$83,237	\$25,000	\$108,237	\$86,967

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.