



Address: [3004 JAMES AVE](#)
City: FORT WORTH
Georeference: 36910-11-2
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7074829592
Longitude: -97.345236435
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 11 Lot 2

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: 1952

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$163,258

Protest Deadline Date: 5/24/2024

Site Number: 02602202

Site Name: RYAN SOUTH, JOHN C ADDITION-11-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 804

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:

SOLIS ADRIAN JR

Primary Owner Address:

3004 JAMES AVE
FORT WORTH, TX 76110-3417

Deed Date: 12/28/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213000007](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
1ST CHOICE HOUSE BUYERS INC	8/6/2012	D212192839	0000000	0000000
VALDERAS ELIZABETH A	7/15/2010	D210170971	0000000	0000000
LUNA MARISA GARCIA	6/20/2008	D208259057	0000000	0000000
NASON MARY EILEEN	5/30/2005	D206004567	0000000	0000000
NASON ROSEMARY EST	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	\$38,258	\$125,000	\$163,258	\$105,105
2024	\$38,258	\$125,000	\$163,258	\$95,550
2023	\$33,967	\$125,000	\$158,967	\$86,864
2022	\$33,967	\$45,000	\$78,967	\$78,967
2021	\$32,460	\$45,000	\$77,460	\$77,460
2020	\$43,333	\$45,000	\$88,333	\$79,398

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.