



**Address:** [3008 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-11-3  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7073465  
**Longitude:** -97.3452369264  
**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 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:** 1925

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$267,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02602210

**Site Name:** RYAN SOUTH, JOHN C ADDITION-11-3

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,240

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

BELL TAYLOR RAIN

**Primary Owner Address:**

3008 JAMES AVE  
FORT WORTH, TX 76110

**Deed Date:** 10/24/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** 231-661149-19

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MATUS DOUGLAS;MATUS TAYLOR RAIN	2/17/2015	<a href="#">D215035579</a>		
MCDANIEL GREGORY;MCDANIEL JONELLE	2/15/2014	<a href="#">D214074591</a>	0000000	0000000
MCDANIEL GREGORY J	8/20/2005	<a href="#">D205249958</a>	0000000	0000000
MCDANIEL GREGORY JAMES	3/9/1992	<a href="#">D203262147</a>	0016954	0000137
MCDANIEL GREGORY J;MCDANIEL LINDA	12/31/1900	00068360000970	0006836	0000970

## 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	\$129,983	\$125,000	\$254,983	\$254,983
2024	\$142,000	\$125,000	\$267,000	\$254,983
2023	\$142,000	\$125,000	\$267,000	\$231,803
2022	\$165,730	\$45,000	\$210,730	\$210,730
2021	\$159,981	\$45,000	\$204,981	\$204,403
2020	\$140,821	\$45,000	\$185,821	\$185,821

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.