



**Address:** [3028 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-11-8  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7066646223  
**Longitude:** -97.3452393854  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076Y



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RYAN SOUTH, JOHN C  
ADDITION Block 11 Lot 8

**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:** 1929

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$485,078

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

**Site Number:** 02602261

**Site Name:** RYAN SOUTH, JOHN C ADDITION-11-8

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,844

**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:**

RYAN MOLLY

**Primary Owner Address:**

3028 JAMES AVE  
FORT WORTH, TX 76110

**Deed Date:** 11/22/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222276666](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NETTLES JOHN DAVIS;NETTLES KRISTEN	1/20/2022	<a href="#">D222020522</a>		
FORT ENTERPRISES LLC - JAMES SERIES	9/25/2017	<a href="#">D221365911</a>		
FORT D STEPHEN	9/25/2017	<a href="#">D217223698</a>		
GRAHAM ROSEMARY	3/3/2017	<a href="#">D217223697</a>		
GRAHAM ROSEMARY;GRAHAM WILLIAM	5/14/2012	<a href="#">D212120991</a>	0000000	0000000
JAMES AVE LLC	9/26/2011	<a href="#">D211236722</a>	0000000	0000000
WHIGHAM MARY	12/13/2010	<a href="#">D211058359</a>	0000000	0000000
FORT WORTH CITY OF	5/8/2009	<a href="#">D209138173</a>	0000000	0000000
MONCRIEF CLAUDIA K	7/31/2006	<a href="#">D206232731</a>	0000000	0000000
MONCRIEF C K	6/18/1996	00125270001652	0012527	0001652
MEDLEY LEWIS	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 <sup>+</sup>
2025	\$360,078	\$125,000	\$485,078	\$431,687
2024	\$360,078	\$125,000	\$485,078	\$392,443
2023	\$231,766	\$125,000	\$356,766	\$356,766
2022	\$274,367	\$45,000	\$319,367	\$319,367
2021	\$92,276	\$45,000	\$137,276	\$137,276
2020	\$104,500	\$45,000	\$149,500	\$149,500

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

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## Tarrant Appraisal District Property Information | PDF

- 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.