

Tarrant Appraisal District

Property Information | PDF

Account Number: 02602261

Address: 3028 JAMES AVE

City: FORT WORTH

Georeference: 36910-11-8

Subdivision: RYAN SOUTH, JOHN C ADDITION

Neighborhood Code: 4T050E

Googlet Mapd 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 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

Latitude: 32.7066646223

TAD Map: 2042-376 **MAPSCO:** TAR-076Y

Longitude: -97.3452393854

Parcels: 1

Approximate Size+++: 1,844
Percent Complete: 100%

Land Sqft*: 6,250 Land Acres*: 0.1434

Pool: N

+++ Rounded.

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

07-29-2025 Page 1

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NETTLES JOHN DAVIS;NETTLES KRISTEN	1/20/2022	D222020522		
FORT ENTERPRISES LLC - JAMES SERIES	9/25/2017	D221365911		
FORT D STEPHEN	9/25/2017	D217223698		
GRAHAM ROSEMARY	3/3/2017	D217223697		
GRAHAM ROSEMARY;GRAHAM WILLIAM	5/14/2012	D212120991	0000000	0000000
JAMES AVE LLC	9/26/2011	D211236722	0000000	0000000
WHIGHAM MARY	12/13/2010	D211058359	0000000	0000000
FORT WORTH CITY OF	5/8/2009	D209138173	0000000	0000000
MONCRIEF CLAUDIA K	7/31/2006	D206232731	0000000	0000000
MONCRIEF C K	6/18/1996	00125270001652	0012527	0001652
MEDLEY LEWIS	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.

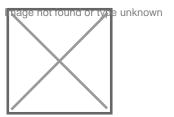
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$360,078	\$125,000	\$485,078	\$431,687
2024	\$360,078	\$125,000	\$485,078	\$392,443
2023	\$231,766	\$125,000	\$356,766	\$356,766
2022	\$274,367	\$45,000	\$319,367	\$319,367
2021	\$92,276	\$45,000	\$137,276	\$137,276
2020	\$104,500	\$45,000	\$149,500	\$149,500

Pending indicates that the property record has not yet been completed for the indicated tax year.

EXEMPTIONS / SPECIAL APPRAISAL

07-29-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

07-29-2025 Page 3