



**Address:** [3008 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-13-3  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7073382635  
**Longitude:** -97.3431128938  
**TAD Map:** 2048-376  
**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 13 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:** 1939

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$297,419

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

**Site Number:** 02602717

**Site Name:** RYAN SOUTH, JOHN C ADDITION-13-3

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,092

**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:**

FOX DANA M

**Primary Owner Address:**

3008 RYAN AVE  
FORT WORTH, TX 76110

**Deed Date:** 8/7/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215176213](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROBINSON EMILY;ROBINSON PHILLIP	2/13/2006	<a href="#">D206054361</a>	0000000	0000000
STRICKLAND AMY	2/1/2002	00154550000579	0015455	0000579
ZUNIGA VALERIANNA G	11/12/1986	00088220000436	0008822	0000436
ROUNDTREE RANDOLPH W	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	\$172,419	\$125,000	\$297,419	\$268,633
2024	\$172,419	\$125,000	\$297,419	\$244,212
2023	\$155,452	\$125,000	\$280,452	\$222,011
2022	\$156,828	\$45,000	\$201,828	\$201,828
2021	\$151,587	\$45,000	\$196,587	\$196,488
2020	\$133,625	\$45,000	\$178,625	\$178,625

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.