



**Address:** [3029 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-14-16  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7065858252  
**Longitude:** -97.3425282403  
**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 14 Lot 16 & 17

**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)

**Site Number:** 02603055

**Site Name:** RYAN SOUTH, JOHN C ADDITION-14-16-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 800

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 12,500

**Land Acres<sup>\*</sup>:** 0.2869

**Pool:** N

**State Code:** A

**Year Built:** 1946

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$261,261

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

<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:**

CAICEDO ZENUBIETH

**Primary Owner Address:**

3029 RYAN AVE  
FORT WORTH, TX 76110-3445

**Deed Date:** 10/16/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208449341](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CAICEDO GUSTAVO;CAICEDO ZENUBIET	3/4/1988	00092090002203	0009209	0002203
STROTHER GRACE W;STROTHER JOHN M	6/13/1986	00085790002337	0008579	0002337
JAMES D REEVES	6/1/1982	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	\$78,761	\$182,500	\$261,261	\$173,962
2024	\$78,761	\$182,500	\$261,261	\$158,147
2023	\$72,663	\$182,500	\$255,163	\$143,770
2022	\$74,450	\$56,250	\$130,700	\$130,700
2021	\$73,256	\$56,250	\$129,506	\$129,506
2020	\$88,384	\$56,250	\$144,634	\$133,994

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.