



Address: [3001 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-14-24
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7076162263
Longitude: -97.3425159997
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 24

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: 1928
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$202,104
Protest Deadline Date: 5/24/2024

Site Number: 02603144
Site Name: RYAN SOUTH, JOHN C ADDITION-14-24
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,906
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 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:
GONZALEZ HORACIO
GONZALEZ BEVERLY
Primary Owner Address:
3001 RYAN AVE
FORT WORTH, TX 76110-3445

Deed Date: 10/22/1998
Deed Volume: 0013488
Deed Page: 0000291
Instrument: 00134880000291

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH RUSSELL W	12/31/1990	00101380001852	0010138	0001852
QUALITYSCAPE INC	3/31/1988	00092700001575	0009270	0001575
MYRWICK INVESTMENT CO	5/13/1986	00085460001204	0008546	0001204
BARKER STEPHEN EST	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	\$77,104	\$125,000	\$202,104	\$151,430
2024	\$77,104	\$125,000	\$202,104	\$137,664
2023	\$68,772	\$125,000	\$193,772	\$125,149
2022	\$68,772	\$45,000	\$113,772	\$113,772
2021	\$65,845	\$45,000	\$110,845	\$110,845
2020	\$88,084	\$45,000	\$133,084	\$112,735

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.