



**Address:** [2933 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-19-16  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7083304855  
**Longitude:** -97.3446126427  
**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 19 Lot 16

**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

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

**Site Number:** 02604086

**Site Name:** RYAN SOUTH, JOHN C ADDITION-19-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,589

**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:**

ZOYES ANDREW

**Primary Owner Address:**

2933 JAMES AVE  
FORT WORTH, TX 76110

**Deed Date:** 7/19/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218160211](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARGANINVESTMENTS LLC	6/20/2018	<a href="#">D218135688</a>		
VILLANUEVA ESTATE HOLDINGS LLC	8/23/2016	<a href="#">D216198284</a>		
DALLAS METRO HOLDINGS LLC	8/22/2016	<a href="#">D216194790</a>		
HALL KATY	5/9/2006	<a href="#">D210036143</a>	0000000	0000000
HALL KATY;HALL MEIHUI LIN	3/9/2005	<a href="#">D208003231</a>	0000000	0000000
FANNIE MAE	12/7/2004	<a href="#">D204391803</a>	0000000	0000000
VICK JERRY R;VICK SANDRA K	8/23/2002	00159290000267	0015929	0000267
MISFELDT CAROL;MISFELDT THOMAS C	11/16/2001	00152710000428	0015271	0000428
WATSON FRANCES	2/4/1995	00152340000295	0015234	0000295
WATSON OTTO C	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	\$207,388	\$125,000	\$332,388	\$306,548
2024	\$207,388	\$125,000	\$332,388	\$278,680
2023	\$157,000	\$125,000	\$282,000	\$253,345
2022	\$185,314	\$45,000	\$230,314	\$230,314
2021	\$139,113	\$45,000	\$184,113	\$184,113
2020	\$139,113	\$45,000	\$184,113	\$184,113

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)

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## Tarrant Appraisal District Property Information | PDF

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.