



Address: [2931 JAMES AVE](#)
City: FORT WORTH
Georeference: 36910-19-17
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: M4T03B

Latitude: 32.7084778954
Longitude: -97.3446129211
TAD Map: 2042-376
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 19 Lot 17 PORTION WITH
EXEMPTION

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: B

Year Built: 1920

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$90,482

Protest Deadline Date: 5/24/2024

Site Number: 02604094

Site Name: RYAN SOUTH, JOHN C ADDITION-19-17

Site Class: B - Residential - Multifamily

Parcels: 2

Approximate Size⁺⁺⁺: 1,244

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:

SANCHEZ MARIA

Primary Owner Address:

PO BOX 12674
FORT WORTH, TX 76110-8674

Deed Date: 6/13/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205168683](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
W O PENDER JR ENTERPRISES INC	4/15/2005	D205113638	0000000	0000000
RAYBURN JOANN H	12/1/2004	000000000000000	0000000	0000000
RAYBURN A J EST JR;RAYBURN JOANN	12/15/1986	00087790000477	0008779	0000477
RAYBURN INVESTMENT CORP	12/31/1900	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 ⁺
2025	\$27,982	\$62,500	\$90,482	\$51,894
2024	\$27,982	\$62,500	\$90,482	\$47,176
2023	\$24,476	\$62,500	\$86,976	\$42,887
2022	\$19,402	\$22,500	\$41,902	\$38,988
2021	\$17,685	\$22,500	\$40,185	\$35,444
2020	\$9,722	\$22,500	\$32,222	\$32,222

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.