



Address: [3304 JAMES AVE](#)
City: FORT WORTH
Georeference: 36910-50-2
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7020391134
Longitude: -97.3452510942
TAD Map: 2042-376
MAPSCO: TAR-090C



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 50 Lot 2

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: 1922

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00928)

Protest Deadline Date: 5/24/2024

Site Number: 02605864
Site Name: RYAN SOUTH, JOHN C ADDITION-50-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 840
Percent Complete: 100%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
CARRELL WILLIAM H
Primary Owner Address:
6312 INCA RD
FORT WORTH, TX 76116-2070

Deed Date: 7/10/1996
Deed Volume: 0012469
Deed Page: 0001039
Instrument: 00124690001039

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS DOROTHY JENNIE	6/16/1987	00124690001036	0012469	0001036
DILLON TERRANCE M	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	\$40,500	\$37,500	\$78,000	\$78,000
2024	\$40,500	\$37,500	\$78,000	\$78,000
2023	\$70,920	\$37,500	\$108,420	\$108,420
2022	\$62,722	\$25,000	\$87,722	\$87,722
2021	\$58,431	\$25,000	\$83,431	\$83,431
2020	\$60,000	\$25,000	\$85,000	\$85,000

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

There are no exemptions for this property

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.