



**Address:** [3313 STANLEY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-50-21  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7017660653  
**Longitude:** -97.3457155122  
**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 21

**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:** 1924

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02606046

**Site Name:** RYAN SOUTH, JOHN C ADDITION-50-21

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,148

**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:**

BENITEZ FERNEY J

BENITEZ R VIVERO

**Primary Owner Address:**

3313 STANLEY AVE  
FORT WORTH, TX 76110-3745

**Deed Date:** 7/3/2013

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D213175509](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERSPECTIVE PROPERTIES LLC	5/30/2013	<a href="#">D213139996</a>	0000000	0000000
LACK SANDRA MARIE GIBBS	2/6/2006	<a href="#">D206038831</a>	0000000	0000000
MARTIN RALPH GENE	12/23/1997	00130190000484	0013019	0000484
MARTIN LORETTA F EST ETAL	1/16/1986	00119670002034	0011967	0002034
MARTIN HAROLD E	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	\$47,508	\$37,500	\$85,008	\$85,008
2024	\$47,508	\$37,500	\$85,008	\$85,008
2023	\$48,086	\$37,500	\$85,586	\$85,586
2022	\$41,885	\$25,000	\$66,885	\$66,885
2021	\$38,396	\$25,000	\$63,396	\$63,396
2020	\$49,959	\$25,000	\$74,959	\$74,959

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.