



**Address:** [3420 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-53-6  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.6996698513  
**Longitude:** -97.3431306111  
**TAD Map:** 2048-372  
**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 53 Lot 6

**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:** 1946  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02606577  
**Site Name:** RYAN SOUTH, JOHN C ADDITION-53-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,550  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**Pool:** N

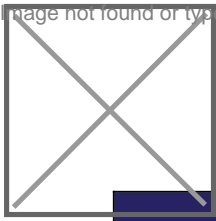
<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
BENTON LISA R  
**Primary Owner Address:**  
3420 RYAN AVE  
FORT WORTH, TX 76110-3827

**Deed Date:** 7/28/2000  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** 000000000000000



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS LISA	9/9/1998	001341700000088	0013417	0000088
MORGAN LENA EST	2/21/1990	000000000000000	0000000	0000000
MORGAN BOBBIE S;MORGAN LENA	3/29/1955	00028490000117	0002849	0000117

## 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	\$96,489	\$37,500	\$133,989	\$133,989
2024	\$96,489	\$37,500	\$133,989	\$133,989
2023	\$100,079	\$37,500	\$137,579	\$124,135
2022	\$87,850	\$25,000	\$112,850	\$112,850
2021	\$81,421	\$25,000	\$106,421	\$106,421
2020	\$95,456	\$25,000	\$120,456	\$105,489

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.