



Address: [3544 RYAN AVE](#)
City: FORT WORTH
Georeference: 38210-3-9-30
Subdivision: SHAW HEIGHTS ADDITION
Neighborhood Code: M4T03D

Latitude: 32.6970314902
Longitude: -97.3428788664
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: SHAW HEIGHTS ADDITION
Block 3 Lot 9 & S12' 8

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: UPTG (00670)

Protest Deadline Date: 5/24/2024

Site Number: 02735253

Site Name: SHAW HEIGHTS ADDITION-3-9-30

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 1,488

Percent Complete: 100%

Land Sqft^{*}: 8,680

Land Acres^{*}: 0.1992

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:

FORT WORTH LIVING LTD

Primary Owner Address:

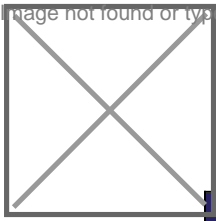
9309 MOUNTAIN LAKE
FORT WORTH, TX 76179

Deed Date: 4/18/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206118122](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DECKICH JOAN KAY	10/19/2005	D205376279	0000000	0000000
MILLER BETTY JO	3/16/1979	000000000000000	0000000	0000000
MILLER J J	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	\$116,320	\$43,680	\$160,000	\$160,000
2024	\$116,320	\$43,680	\$160,000	\$160,000
2023	\$110,320	\$43,680	\$154,000	\$154,000
2022	\$79,068	\$25,000	\$104,068	\$104,068
2021	\$40,600	\$25,000	\$65,600	\$65,600
2020	\$43,033	\$11,000	\$54,033	\$54,033

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.