



Address: [3536 RYAN AVE](#)
City: FORT WORTH
Georeference: 38210-3-10-30
Subdivision: SHAW HEIGHTS ADDITION
Neighborhood Code: 4T930F

Latitude: 32.6971089346
Longitude: -97.3432449895
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 10 & S100' 11

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: 1963

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02735261

Site Name: SHAW HEIGHTS ADDITION-3-10-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 408

Percent Complete: 100%

Land Sqft^{*}: 8,125

Land Acres^{*}: 0.1865

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:

SIFUENTES LUIS

SIFUENTES SOLEDAD

Primary Owner Address:

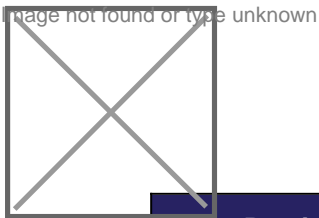
4416 TIMOTHY RD
FORT WORTH, TX 76115-2640

Deed Date: 4/17/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206118755](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------------|------------|----------------|-------------|-----------|
| PENA LAND COMPANY INC | 8/13/2002 | 00159050000400 | 0015905 | 0000400 |
| FRANZ JOYCE EDMONDSON | 12/20/1996 | 00126220000709 | 0012622 | 0000709 |
| HAMPTON WILLIAM 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 | \$47,671 | \$43,125 | \$90,796 | \$90,796 |
| 2024 | \$47,671 | \$43,125 | \$90,796 | \$90,796 |
| 2023 | \$46,325 | \$43,125 | \$89,450 | \$89,450 |
| 2022 | \$40,933 | \$7,000 | \$47,933 | \$47,933 |
| 2021 | \$34,798 | \$7,000 | \$41,798 | \$41,798 |
| 2020 | \$32,371 | \$7,000 | \$39,371 | \$39,371 |

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.