



Address: [4000 RYAN AVE](#)
City: FORT WORTH
Georeference: 38210-31-1
Subdivision: SHAW HEIGHTS ADDITION
Neighborhood Code: 4T930F

Latitude: 32.6897527443
Longitude: -97.3429396653
TAD Map: 2048-372
MAPSCO: TAR-090G



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 31 Lot 1

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: 1948
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$155,162
Protest Deadline Date: 5/24/2024

Site Number: 02740338
Site Name: SHAW HEIGHTS ADDITION-31-1
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 696
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
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:
WILLIAMS NICHOLAS S
Primary Owner Address:
4000 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 4/24/2017
Deed Volume:
Deed Page:
Instrument: [D217092625](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLAUNCH JAY	12/31/1900	0000000000000000	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	\$113,162	\$42,000	\$155,162	\$143,329
2024	\$113,162	\$42,000	\$155,162	\$130,299
2023	\$108,931	\$42,000	\$150,931	\$118,454
2022	\$95,882	\$20,000	\$115,882	\$107,685
2021	\$81,521	\$20,000	\$101,521	\$97,895
2020	\$68,995	\$20,000	\$88,995	\$88,995

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.