



**Address:** [3613 BRYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 47800-13-4  
**Subdivision:** WORTH HEIGHTS ADDITION  
**Neighborhood Code:** 4T930L

**Latitude:** 32.6964091856  
**Longitude:** -97.3247212374  
**TAD Map:** 2054-372  
**MAPSCO:** TAR-091A



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** WORTH HEIGHTS ADDITION  
Block 13 Lot 4

**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:** 1925

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$70,791

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

**Site Number:** 03662209

**Site Name:** WORTH HEIGHTS ADDITION-13-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 864

**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:**

RIOS-ACOSTA GERARDO  
RIOS-ACOSTA YANET F

**Primary Owner Address:**

3613 BRYAN AVE  
FORT WORTH, TX 76110-5404

**Deed Date:** 8/20/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213221831](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS EQUITY CAPITAL LLC	8/2/2013	<a href="#">D213215294</a>	0000000	0000000
TORRES JOSE ALFREDO	11/10/2008	<a href="#">D208427875</a>	0000000	0000000
ROSALES EDUARDO	2/12/2002	00155000000372	0015500	0000372
LOPEZ RAMON	5/15/2001	00148980000229	0014898	0000229
EPPERSON ALTON	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	\$33,291	\$37,500	\$70,791	\$48,313
2024	\$33,291	\$37,500	\$70,791	\$43,921
2023	\$33,723	\$37,500	\$71,223	\$39,928
2022	\$26,633	\$20,000	\$46,633	\$36,298
2021	\$22,569	\$20,000	\$42,569	\$32,998
2020	\$26,027	\$20,000	\$46,027	\$29,998

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.