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Address: [3716 BRYAN AVE](#)
City: FORT WORTH
Georeference: 47800-23-18
Subdivision: WORTH HEIGHTS ADDITION
Neighborhood Code: 4T930L

Latitude: 32.6946232039
Longitude: -97.325306904
TAD Map: 2048-372
MAPSCO: TAR-091A



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

PROPERTY DATA

Legal Description: WORTH HEIGHTS ADDITION
Block 23 Lot 18

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: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$177,725

Protest Deadline Date: 5/24/2024

Site Number: 03664139

Site Name: WORTH HEIGHTS ADDITION-23-18

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 999

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

GUTIERREZ MARYANN

Primary Owner Address:

3716 BRYAN AVE
FORT WORTH, TX 76110

Deed Date: 12/1/2000

Deed Volume: 0014646

Deed Page: 0000131

Instrument: 00146460000131

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUERRERO PAULA	1/4/2000	00145750000107	0014575	0000107
GUERRERO JESSE EST	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	\$140,225	\$37,500	\$177,725	\$141,139
2024	\$140,225	\$37,500	\$177,725	\$128,308
2023	\$143,210	\$37,500	\$180,710	\$116,644
2022	\$97,399	\$20,000	\$117,399	\$106,040
2021	\$97,399	\$20,000	\$117,399	\$96,400
2020	\$80,875	\$20,000	\$100,875	\$87,636

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.