



Address: [3204 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-3-2B
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7038529969
Longitude: -97.3431215449
TAD Map: 2048-376
MAPSCO: TAR-076Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN SOUTH, JOHN C
ADDITION Block 3 Lot 2B

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: 1946

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$167,073

Protest Deadline Date: 5/24/2024

Site Number: 04695070

Site Name: RYAN SOUTH, JOHN C ADDITION-3-2B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 894

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:

ZARAGOZA MANUEL
ZARAGOZA CELIA

Primary Owner Address:

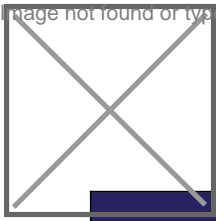
3204 RYAN AVE
FORT WORTH, TX 76110-3823

Deed Date: 5/12/2017

Deed Volume:

Deed Page:

Instrument: [D217107108](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ZARAGOZA MANUEL	11/10/2000	00146110000584	0014611	0000584
CURRY BRET;CURRY G M KAUFFMAN	2/15/1995	00118850000789	0011885	0000789
KOCH BERNHARD H	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	\$129,573	\$37,500	\$167,073	\$129,689
2024	\$129,573	\$37,500	\$167,073	\$117,899
2023	\$132,288	\$37,500	\$169,788	\$107,181
2022	\$114,595	\$25,000	\$139,595	\$97,437
2021	\$104,817	\$25,000	\$129,817	\$88,579
2020	\$90,474	\$25,000	\$115,474	\$80,526

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.