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Address: [3404 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-53-2-30
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7001902938
Longitude: -97.3431289437
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: RYAN SOUTH, JOHN C
ADDITION Block 53 Lot 2 BLK 53 LT 2 & NPT LT 3

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)

Site Number: 04695151
Site Name: RYAN SOUTH, JOHN C ADDITION-53-2-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,980
Percent Complete: 100%
Land Sqft^{*}: 8,595
Land Acres^{*}: 0.1973
Pool: N

State Code: A
Year Built: 1938
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$342,400
Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SURITA CAROLYN
Primary Owner Address:
3404 RYAN AVE
FORT WORTH, TX 76110-3827

Deed Date: 12/31/2022
Deed Volume:
Deed Page:
Instrument: 142-22-242237

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SURITA CAROLYN;SURITA RAFAEL EST	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	\$298,805	\$43,595	\$342,400	\$273,089
2024	\$298,805	\$43,595	\$342,400	\$248,263
2023	\$241,665	\$43,595	\$285,260	\$225,694
2022	\$232,438	\$31,250	\$263,688	\$205,176
2021	\$238,488	\$31,250	\$269,738	\$186,524
2020	\$213,333	\$31,250	\$244,583	\$169,567

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)
- HOMESTEAD DISABLED PERSON SURVIVING SPOUSE 11.26(i) 2020

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.