



Address: [3504 RYAN AVE](#)
City: FORT WORTH
Georeference: 38210-3-3R
Subdivision: SHAW HEIGHTS ADDITION
Neighborhood Code: 4T930F

Latitude: 32.6978473163
Longitude: -97.3428060157
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: SHAW HEIGHTS ADDITION
Block 3 Lot 3R

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: 800088535

Site Name: SHAW HEIGHTS ADDITION Block 3 Lot 3R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,733

Percent Complete: 100%

Land Sqft^{*}: 5,256

Land Acres^{*}: 0.1210

Pool: N

State Code: A

Year Built: 2022

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$334,836

Protest Deadline Date: 7/12/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
OROCU JEYMEHER DANIEL
Primary Owner Address:
4121 E 12TH ST
AUSTIN, TX 78721

Deed Date: 4/4/2024
Deed Volume:
Deed Page:
Instrument: [D224058917](#)

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	\$303,300	\$31,536	\$334,836	\$334,836
2024	\$303,300	\$31,536	\$334,836	\$334,836
0	\$0	\$0	\$0	\$0

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

There are no exemptions for this property

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.