



## LOCATION

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**Address:** [3316 BRYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36900-51-20  
**Subdivision:** RYAN & PRUITT  
**Neighborhood Code:** 4T930L

**Latitude:** 32.7015606094  
**Longitude:** -97.3256413816  
**TAD Map:** 2048-376  
**MAPSCO:** TAR-091A



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** RYAN & PRUITT Block 51 Lot 20

**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:** 1938

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02597098  
**Site Name:** RYAN & PRUITT-51-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 629  
**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

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**Current Owner:**

BECERRA CLETO  
BECERRA AMPARO

**Primary Owner Address:**

3316 BRYAN AVE  
FORT WORTH, TX 76110-4205

**Deed Date:** 10/8/2005  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D205316819](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAVICENCIO E;VILLAVICENCIO R	9/22/2003	<a href="#">D203373148</a>	0000000	0000000
MARTINEZ JERRY H;MARTINEZ ROSAURA	7/26/1985	00082550001351	0008255	0001351
ANDERSON BILLY RAY	7/13/1985	000000000000000	0000000	0000000
ANDERSON BILLY RAY	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$49,589	\$37,500	\$87,089	\$87,089
2023	\$51,498	\$37,500	\$88,998	\$88,998
2022	\$41,670	\$20,000	\$61,670	\$61,670
2021	\$36,158	\$20,000	\$56,158	\$56,158
2020	\$37,460	\$20,000	\$57,460	\$57,460

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.