



## LOCATION

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**Address:** [3436 BRYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36900-60-15  
**Subdivision:** RYAN & PRUITT  
**Neighborhood Code:** 4T930L

**Latitude:** 32.699049242  
**Longitude:** -97.325650512  
**TAD Map:** 2048-372  
**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 60 Lot 15

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 80596649

**Site Name:** RYAN & PRUITT Block 60 Lot 15

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 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

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**Current Owner:**

SANCHEZ JOSE M  
SANCHEZ MARIA C

**Primary Owner Address:**

2808 FRAZIER AVE  
FORT WORTH, TX 76110

**Deed Date:** 11/18/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216274295](#)

| Previous Owners                    | Date       | Instrument                 | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| MIRANDA MARIA S                    | 11/17/2016 | <a href="#">D216274294</a> |             |           |
| MONTEJANO MARIA ETAL               | 7/24/1999  | 00152170000176             | 0015217     | 0000176   |
| LOWERY CHARLES LOWERY;LOWERY JIMMY | 4/5/1992   | 00128710000014             | 0012871     | 0000014   |
| LOWERY & WILKINS INC               | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$0                | \$0         | \$0          | \$0                          |
| 2024 | \$0                | \$37,500    | \$37,500     | \$37,500                     |
| 2023 | \$0                | \$37,500    | \$37,500     | \$37,500                     |
| 2022 | \$0                | \$12,500    | \$12,500     | \$12,500                     |
| 2021 | \$0                | \$12,500    | \$12,500     | \$12,500                     |
| 2020 | \$0                | \$12,500    | \$12,500     | \$12,500                     |

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.