



## LOCATION

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**Address:** [3245 JAMES AVE](#)

**City:** FORT WORTH

**Georeference:** 36910-2-13

**Subdivision:** RYAN SOUTH, JOHN C ADDITION

**Neighborhood Code:** 4T930D

**Latitude:** 32.7024682404

**Longitude:** -97.3446421483

**TAD Map:** 2042-376

**MAPSCO:** TAR-090C



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 SOUTH, JOHN C  
ADDITION Block 2 Lot 13

**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:** 1950

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02600072

**Site Name:** RYAN SOUTH, JOHN C ADDITION-2-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,188

**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:**

RODRIGUEZ GERARDO

RODRIGUEZ MONICA

**Primary Owner Address:**

1021 W SHAW ST  
FORT WORTH, TX 76110-6728

**Deed Date:** 4/1/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213085353](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HENDRIXSON WETONNA SHARP	7/19/2000	00144370000411	0014437	0000411
SHARP NELL F	7/15/1985	000000000000000	0000000	0000000
SHARP WAYNE D	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	\$195,049	\$37,500	\$232,549	\$232,549
2023	\$198,372	\$37,500	\$235,872	\$235,872
2022	\$171,011	\$25,000	\$196,011	\$196,011
2021	\$155,714	\$25,000	\$180,714	\$180,714
2020	\$139,300	\$25,000	\$164,300	\$164,300

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.