



## LOCATION

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**Address:** [3205 JAMES AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-2-23  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7038434736  
**Longitude:** -97.3446377609  
**TAD Map:** 2042-376  
**MAPSCO:** TAR-076Y



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 23

**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:** 1925

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02600161

**Site Name:** RYAN SOUTH, JOHN C ADDITION-2-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,131

**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:**

GARCIA JOSE

GARCIA MARIA DE JESUS

**Primary Owner Address:**

3205 JAMES AVE  
FORT WORTH, TX 76110

**Deed Date:** 11/5/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221327753](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARCIA DAMIAN;GARCIA ELVIRA	7/23/2007	00000000000000	0000000	0000000
GARCIA DAMIAN;GARCIA E DELGADILLO	6/7/2001	00149480000097	0014948	0000097
NEW HORIZONS PROPERTIES INC TX	1/4/2001	00146780000234	0014678	0000234
AVELAR VIRGINIA	7/12/1991	00103190000769	0010319	0000769
AVELAR GUADALUPE	2/8/1990	00098400001189	0009840	0001189
HIX RUTH	6/11/1984	00000000000000	0000000	0000000
HIX RUTH;HIX THOMAS B	12/31/1900	00043930000678	0004393	0000678

## 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	\$45,834	\$37,500	\$83,334	\$78,956
2023	\$46,399	\$37,500	\$83,899	\$71,778
2022	\$40,253	\$25,000	\$65,253	\$65,253
2021	\$36,791	\$25,000	\$61,791	\$61,791
2020	\$47,834	\$25,000	\$72,834	\$72,834

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)

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.