

LOCATION

Address: [3145 RYAN AVE](#)

City: FORT WORTH

Georeference: 36910-7-13

Subdivision: RYAN SOUTH, JOHN C ADDITION

Neighborhood Code: 4T930D

Latitude: 32.704277301

Longitude: -97.3425446329

TAD Map: 2048-376

MAPSCO: TAR-076Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN SOUTH, JOHN C
ADDITION Block 7 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: 1926

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02601354

Site Name: RYAN SOUTH, JOHN C ADDITION-7-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 780

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 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

Current Owner:

GONZALES DANIEL

Primary Owner Address:

3145 RYAN AVE
FORT WORTH, TX 76110-3822

Deed Date: 8/11/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208445605](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS CINDY SANDERS;SANDERS PAUL	8/11/2008	D208431354	0000000	0000000
SANDERS CINDY;SANDERS PAUL	12/30/2004	D205009759	0000000	0000000
ROMERO AMELIA;ROMERO JOSE A	7/26/1999	00139340000034	0013934	0000034
DUVALL MILNER G	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$34,297	\$37,500	\$71,797	\$60,876
2023	\$34,701	\$37,500	\$72,201	\$55,342
2022	\$29,850	\$25,000	\$54,850	\$50,311
2021	\$27,101	\$25,000	\$52,101	\$45,737
2020	\$35,564	\$25,000	\$60,564	\$41,579

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.