

## LOCATION

**Address:** [3113 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-7-21  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7053858469  
**Longitude:** -97.3425421357  
**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 21

**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)

**Site Number:** 02601435  
**Site Name:** RYAN SOUTH, JOHN C ADDITION-7-21  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,076  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,250  
**Land Acres<sup>\*</sup>:** 0.1434  
**Pool:** N

**State Code:** A  
**Year Built:** 1949  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/15/2025

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
 CHAVEZ CIRO  
**Primary Owner Address:**  
 3113 RYAN AVE  
 FORT WORTH, TX 76110-3822

**Deed Date:** 5/10/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204142076](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUVALL MILNER G	12/31/1900	0000000000000000	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	\$74,911	\$37,500	\$112,411	\$112,411
2023	\$77,744	\$37,500	\$115,244	\$115,244
2022	\$68,034	\$25,000	\$93,034	\$93,034
2021	\$62,923	\$25,000	\$87,923	\$87,923
2020	\$73,898	\$25,000	\$98,898	\$98,898

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

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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.