

## LOCATION

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**Address:** [3120 RYAN AVE](#)

**City:** FORT WORTH

**Georeference:** 36910-8-6

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

**Neighborhood Code:** 4T930D

**Latitude:** 32.7051107495

**Longitude:** -97.3431210299

**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

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**Legal Description:** RYAN SOUTH, JOHN C  
ADDITION Block 8 Lot 6

**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:** 1959

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02601524

**Site Name:** RYAN SOUTH, JOHN C ADDITION-8-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 984

**Percent Complete:** 100%

**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:**

DE ROJAS JUANA HERNANDEZ

**Primary Owner Address:**

5512 WAITS  
FORT WORTH, TX 76133

**Deed Date:** 12/4/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220042205](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROJAS GUADALUPE ROJAS;ROJAS JUAN	2/20/2004	<a href="#">D204058673</a>	0000000	0000000
CASTRO JOSE M	12/2/2003	<a href="#">D203471761</a>	0000000	0000000
GILBERT CAROLYN	8/29/1990	00100280000215	0010028	0000215
WILLIAMS DENNIS GRADY	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	\$80,738	\$37,500	\$118,238	\$118,238
2023	\$83,566	\$37,500	\$121,066	\$121,066
2022	\$73,404	\$25,000	\$98,404	\$98,404
2021	\$53,000	\$25,000	\$78,000	\$78,000
2020	\$53,000	\$25,000	\$78,000	\$78,000

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.