



## LOCATION

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**Address:** [3017 JAMES AVE](#)

**City:** FORT WORTH

**Georeference:** 36910-12-20

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

**Neighborhood Code:** 4T050E

**Latitude:** 32.7070707175

**Longitude:** -97.3446246931

**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 12 Lot 20

**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:** 1946

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02602644

**Site Name:** RYAN SOUTH, JOHN C ADDITION-12-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,013

**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:**

LEWIS KATELYN JOY

**Primary Owner Address:**

2435 BROOKS AVE  
KNOXVILLE, TN 37914

**Deed Date:** 2/20/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218036549](#)

| Previous Owners            | Date       | Instrument                 | Deed Volume | Deed Page |
|----------------------------|------------|----------------------------|-------------|-----------|
| ALAM FARZANA               | 2/23/2016  | <a href="#">D216043758</a> |             |           |
| DALLAS METRO HOLDINGS LLC  | 2/23/2016  | <a href="#">D216035927</a> |             |           |
| BARRIAGA JOSE LOUIS        | 4/25/2002  | 00156440000154             | 0015644     | 0000154   |
| DURAN JORGE;DURAN VICTORIA | 5/5/1989   | 00096020000461             | 0009602     | 0000461   |
| BARRIGA JOSE L             | 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 | \$155,000          | \$125,000   | \$280,000    | \$280,000                    |
| 2023 | \$144,000          | \$125,000   | \$269,000    | \$246,481                    |
| 2022 | \$179,074          | \$45,000    | \$224,074    | \$224,074                    |
| 2021 | \$171,764          | \$45,000    | \$216,764    | \$216,764                    |
| 2020 | \$160,232          | \$45,000    | \$205,232    | \$204,381                    |

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.