



LOCATION

Address: [3004 RYAN AVE](#)

City: FORT WORTH

Georeference: 36910-13-2

Subdivision: RYAN SOUTH, JOHN C ADDITION

Neighborhood Code: 4T050E

Latitude: 32.7074755108

Longitude: -97.3431112989

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 13 Lot 2

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: 1920

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02602709

Site Name: RYAN SOUTH, JOHN C ADDITION-13-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,308

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:

WRIGHT SHAYNE

WRIGHT APRIL

Primary Owner Address:

3004 RYAN AVE

FORT WORTH, TX 76110

Deed Date: 2/24/2023

Deed Volume:

Deed Page:

Instrument: [D223030741](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YELLOW DOOR RENOVATIONS LLC	9/27/2022	D222237695		
HAWKEYE ONE 401K TRUST	6/26/2021	D221359075		
AMF ENTERPRISES LLC	1/27/2020	D220020815		
MOTE GEORGE W	1/12/1998	00130560000358	0013056	0000358
GALINDO RICHARD S	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	\$396,240	\$125,000	\$521,240	\$521,240
2023	\$168,480	\$125,000	\$293,480	\$293,480
2022	\$171,249	\$45,000	\$216,249	\$216,249
2021	\$166,361	\$45,000	\$211,361	\$211,361
2020	\$135,979	\$45,000	\$180,979	\$180,979

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.