



**Address:** [2314 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-1-6-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7174313543  
**Longitude:** -97.3429596214  
**TAD Map:** 2048-380  
**MAPSCO:** TAR-076U



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RYAN PLACE ADDITION Block 1  
Lot 6 & S5'7

**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:** 1947

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$543,707

**Protest Deadline Date:** 7/12/2024

**Site Number:** 02583690

**Site Name:** RYAN PLACE ADDITION-1-6-30

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,455

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 7,425

**Land Acres** <sup>\*</sup>: 0.1704

**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

**Current Owner:**

HAYDEN DREW

HAYDEN STACY A

**Primary Owner Address:**

2314 RYAN AVE

FORT WORTH, TX 76110

**Deed Date:** 6/8/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221168630](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EQUITY TRUST COMPANY CUSTODIAN	2/26/2020	<a href="#">D220047169</a>		
YANEZ RICHARD LYNN	8/8/1994	00116880000400	0011688	0000400
TATE MACK J	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	\$365,507	\$178,200	\$543,707	\$543,707
2024	\$320,252	\$163,350	\$483,602	\$483,602
2023	\$286,837	\$163,350	\$450,187	\$450,187
2022	\$209,254	\$90,000	\$299,254	\$299,254
2021	\$111,514	\$90,000	\$201,514	\$201,514
2020	\$87,578	\$90,000	\$177,578	\$177,578

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.