



Address: [2316 5TH AVE](#)
City: FORT WORTH
Georeference: 36890-4-6-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7174472159
Longitude: -97.3393980069
TAD Map: 2048-380
MAPSCO: TAR-076V



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 4
Lot 6 & S 1/2 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: 1945

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$842,125

Protest Deadline Date: 5/24/2024

Site Number: 02584107

Site Name: RYAN PLACE ADDITION-4-6-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size ⁺⁺⁺: 3,502

Percent Complete: 100%

Land Sqft ^{*}: 9,905

Land Acres ^{*}: 0.2273

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LOVELACE WILLIAM

LOVELACE JENNIFER L

Primary Owner Address:

2316 5TH AVE

FORT WORTH, TX 76110-2539

Deed Date: 4/27/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212122520](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TUTTLE ANGELA;TUTTLE DAVID	9/9/2005	D206134945	0000000	0000000
COLLINS HELEN;COLLINS JOHN L EST	1/15/1999	00136530000035	0013653	0000035
FORD DONNIE L	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	\$658,505	\$183,620	\$842,125	\$492,086
2024	\$658,505	\$183,620	\$842,125	\$447,351
2023	\$595,828	\$183,620	\$779,448	\$406,683
2022	\$456,411	\$112,500	\$568,911	\$369,712
2021	\$205,420	\$112,500	\$317,920	\$317,920
2020	\$305,378	\$112,500	\$417,878	\$373,638

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.