



**Address:** [2301 6TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-4-10  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7178669173  
**Longitude:** -97.3398907648  
**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 10

**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:** 1922

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$858,274

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02584131

**Site Name:** RYAN PLACE ADDITION-4-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,524

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,125

**Land Acres<sup>\*</sup>:** 0.2324

**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:**

CLAIRE INVESTMENT TRUST, THE

**Primary Owner Address:**

2301 6TH AVE  
FORT WORTH, TX 76110

**Deed Date:** 12/12/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217285808](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CLAIRE DAVID J	3/4/2013	<a href="#">D213057361</a>	0000000	0000000
ASHLOCK BONNIE L	3/31/2009	<a href="#">D209089423</a>	0000000	0000000
TIRHI BONNIE ASHLOCK;TIRHI LYNDA	11/24/2008	<a href="#">D209073805</a>	0000000	0000000
BUCKLEY HAZEL DODD EST	12/31/1963	00038830000309	0003883	0000309
DODD BONNIE EST	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	\$673,774	\$184,500	\$858,274	\$518,748
2024	\$673,774	\$184,500	\$858,274	\$471,589
2023	\$611,108	\$184,500	\$795,608	\$428,717
2022	\$422,500	\$112,500	\$535,000	\$389,743
2021	\$347,500	\$112,500	\$460,000	\$354,312
2020	\$347,500	\$112,500	\$460,000	\$322,102

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.