



**Address:** [2311 6TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-4-12  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7175509015  
**Longitude:** -97.3398968226  
**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 12

**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:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$491,714

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

**Site Number:** 02584166

**Site Name:** RYAN PLACE ADDITION-4-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,922

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,750

**Land Acres<sup>\*</sup>:** 0.1549

**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:**

GUESS ANASTASIA M

**Primary Owner Address:**

2311 6TH AVE  
FORT WORTH, TX 76110-2511

**Deed Date:** 7/17/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215187980](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUESS ANASTASIA M;GUESS GARY W	9/29/2000	00145530000242	0014553	0000242
ROCHEFORT JOSEPH V	11/21/1995	000000000000000	0000000	0000000
ROCHEFORT LORENA W	4/26/1985	00081630000776	0008163	0000776
LOREN A WARD	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	\$343,214	\$148,500	\$491,714	\$473,320
2024	\$343,214	\$148,500	\$491,714	\$430,291
2023	\$369,985	\$148,500	\$518,485	\$391,174
2022	\$265,613	\$90,000	\$355,613	\$355,613
2021	\$244,100	\$90,000	\$334,100	\$334,100
2020	\$244,100	\$90,000	\$334,100	\$334,100

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.