



Tarrant Appraisal District Property Information | PDF Account Number: 02584581

Address: 2530 COLLEGE AVE

City: FORT WORTH Georeference: 36890-8-10 Subdivision: RYAN PLACE ADDITION Neighborhood Code: 4T050A

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

PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block 8 Lot 10 & 11 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: TARRANT PROPERTY TAX SERVICE (00065) Notice Sent Date: 4/15/2025 Notice Value: \$962.232 Protest Deadline Date: 5/24/2024

Latitude: 32.714574302 Longitude: -97.3356048287 TAD Map: 2048-380 MAPSCO: TAR-076V



Site Number: 02584581 Site Name: RYAN PLACE ADDITION-8-10-20 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 4,331 Percent Complete: 100% Land Sqft*: 33,100 Land Acres*: 0.7598 Pool: N

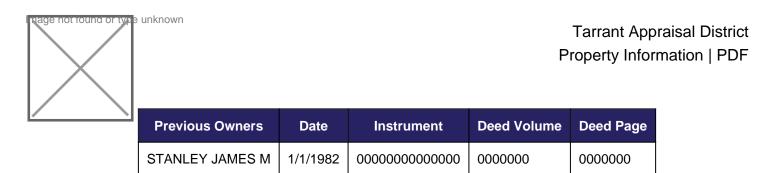
+++ Rounded.

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

OWNER INFORMATION

Current Owner: NEVILLE RICHARD B NEVILLE JANE E Primary Owner Address: 2530 COLLEGE AVE FORT WORTH, TX 76110-2615

Deed Date: 9/30/1997 Deed Volume: 0012933 Deed Page: 0000076 Instrument: 00129330000076



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	\$542,600	\$276,400	\$819,000	\$819,000
2024	\$685,832	\$276,400	\$962,232	\$809,490
2023	\$562,525	\$276,400	\$838,925	\$735,900
2022	\$444,000	\$225,000	\$669,000	\$669,000
2021	\$439,305	\$225,000	\$664,305	\$664,305
2020	\$440,000	\$225,000	\$665,000	\$665,000

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.