



**Address:** [2531 S ADAMS ST](#)  
**City:** FORT WORTH  
**Georeference:** 36890-8-12  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7144745059  
**Longitude:** -97.3362859575  
**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 8  
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:** 1937

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$490,889

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

**Site Number:** 02584603

**Site Name:** RYAN PLACE ADDITION-8-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,823

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,500

**Land Acres<sup>\*</sup>:** 0.3099

**Pool:** Y

<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:**

RODRIGUEZ PATRICIA

**Primary Owner Address:**

2531 S ADAMS ST  
FORT WORTH, TX 76110-2612

**Deed Date:** 3/7/2000

**Deed Volume:** 0014253

**Deed Page:** 0000229

**Instrument:** 00142530000229

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOVETT DENNIS M;LOVETT KAREN A	4/14/1993	00110210002240	0011021	0002240
MCGOWAN SUSAN K	7/8/1985	00082360001603	0008236	0001603
HALDEN SUSAN M	10/4/1984	00079690001124	0007969	0001124
HALDEN RICHARD J;HALDEN SUSAN M	6/1/1983	00075320000465	0007532	0000465
ALBERT LARRY	12/31/1900	00062460000809	0006246	0000809

## 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	\$262,000	\$198,000	\$460,000	\$446,551
2024	\$292,889	\$198,000	\$490,889	\$405,955
2023	\$286,578	\$198,000	\$484,578	\$369,050
2022	\$216,498	\$135,000	\$351,498	\$335,500
2021	\$170,000	\$135,000	\$305,000	\$305,000
2020	\$185,656	\$135,000	\$320,656	\$320,656

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.