



**Address:** [2521 RYAN PLACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36890-9-15  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7148041297  
**Longitude:** -97.3375668809  
**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 9  
Lot 15 & 16

**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:** 1952  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$787,794  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02584816  
**Site Name:** RYAN PLACE ADDITION-9-15-20  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,636  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,000  
**Land Acres<sup>\*</sup>:** 0.3213  
**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:**  
SCHIMEL JEFFREY A  
VAN KESSEL CATHRYN A  
**Primary Owner Address:**  
2521 RYAN PLACE DR  
FORT WORTH, TX 76110

**Deed Date:** 8/8/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222200232](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEAGHER TIMOTHY I	12/21/2015	<a href="#">D216056618</a>		
BRATKA STEVEN;MEAGHER TIMOTHY I	3/17/2000	00142650000222	0014265	0000222
MOROSKY GINGER;MOROSKY WALTER N	10/1/1999	00140370000029	0014037	0000029
CHISM WILLIAM D III	10/11/1989	00000000000000	0000000	0000000
SHUMAN ROSA LEE ESTATE	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 <sup>+</sup>
2025	\$565,794	\$222,000	\$787,794	\$755,588
2024	\$374,623	\$200,000	\$574,623	\$574,623
2023	\$393,308	\$200,000	\$593,308	\$593,308
2022	\$303,684	\$135,000	\$438,684	\$407,000
2021	\$235,000	\$135,000	\$370,000	\$370,000
2020	\$235,000	\$135,000	\$370,000	\$370,000

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.