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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



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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⁺⁺⁺: 2,636
Percent Complete: 100%
Land Sqft^{*}: 14,000
Land Acres^{*}: 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

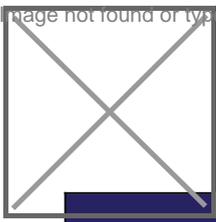
Current Owner:

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	D216056618		
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 ⁺
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.