



Address: [2508 RYAN PLACE DR](#)
City: FORT WORTH
Georeference: 36890-10-9
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7153459418
Longitude: -97.3382369312
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
10 Lot 9 & 10

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: 1927

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02584921

Site Name: RYAN PLACE ADDITION-10-9-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,908

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:

POLENZ PATRICK

POLENZ KATHERINE

Primary Owner Address:

2508 RYAN PLACE DR
FORT WORTH, TX 76110

Deed Date: 2/28/2022

Deed Volume:

Deed Page:

Instrument: [D222054656](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN JOHN	11/22/2021	D222054655 CWD		
Unlisted	2/18/2007	D211054903	0000000	0000000
LYNN DENNIS;LYNN ROGER KRUSE	3/28/2002	00155710000046	0015571	0000046
MCCRAW THOMAS E	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	\$760,000	\$200,000	\$960,000	\$960,000
2024	\$760,000	\$200,000	\$960,000	\$960,000
2023	\$676,032	\$200,000	\$876,032	\$876,032
2022	\$554,536	\$135,000	\$689,536	\$689,536
2021	\$530,086	\$135,000	\$665,086	\$665,086
2020	\$595,516	\$135,000	\$730,516	\$730,516

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.