



Address: [2418 6TH AVE](#)
City: FORT WORTH
Georeference: 36890-12-7
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7156980075
Longitude: -97.3405710019
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
12 Lot 7

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$462,423

Protest Deadline Date: 5/24/2024

Site Number: 02585367

Site Name: RYAN PLACE ADDITION-12-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,146

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

PEREZ LEONA GAIL

Primary Owner Address:

2418 6TH AVE
FORT WORTH, TX 76110-2512

Deed Date: 1/4/1985

Deed Volume: 0008050

Deed Page: 0000821

Instrument: 00080500000821

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	\$308,423	\$154,000	\$462,423	\$339,405
2024	\$308,423	\$154,000	\$462,423	\$308,550
2023	\$276,788	\$154,000	\$430,788	\$280,500
2022	\$165,000	\$90,000	\$255,000	\$255,000
2021	\$179,255	\$90,000	\$269,255	\$269,255
2020	\$186,000	\$90,000	\$276,000	\$276,000

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.