



**Address:** [2525 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-13-19  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7147470441  
**Longitude:** -97.3423182049  
**TAD Map:** 2048-380  
**MAPSCO:** TAR-076U



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  
13 Lot 19

**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:** 2016

**Personal Property Account:** N/A

**Agent:** THE GALLAGHER FIRM PLLC (11961)

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

**Notice Value:** \$740,171

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

**Site Number:** 02585758  
**Site Name:** RYAN PLACE ADDITION-13-19  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,366  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,000  
**Land Acres<sup>\*</sup>:** 0.1606  
**Pool:** N

<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:**

WATESKA RYAN J

WATESKA HAYLEY B

**Primary Owner Address:**

2525 RYAN AVE  
FORT WORTH, TX 76110

**Deed Date:** 3/10/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D217053917](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAGE HOMES LP	4/15/2016	<a href="#">D216079812</a>		
COLLIER RODNEY D	2/11/2003	00168200000355	0016820	0000355
JERABEK BEDFORD;JERABEK 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 <sup>+</sup>
2025	\$586,171	\$154,000	\$740,171	\$629,563
2024	\$586,171	\$154,000	\$740,171	\$572,330
2023	\$541,000	\$154,000	\$695,000	\$520,300
2022	\$433,128	\$89,872	\$523,000	\$473,000
2021	\$340,000	\$90,000	\$430,000	\$430,000
2020	\$340,000	\$90,000	\$430,000	\$430,000

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.