



**Address:** [2521 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-13-20  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7148853477  
**Longitude:** -97.3423166195  
**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 20

**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:** 1944

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02585766

**Site Name:** RYAN PLACE ADDITION-13-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 914

**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:**

GARCIA KENNETH  
GARCIA CORA

**Primary Owner Address:**

2500 RYAN AVE  
FORT WORTH, TX 76110

**Deed Date:** 12/28/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221377546](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TUCKER RICHARD	6/21/2007	<a href="#">D207230536</a>	0000000	0000000
KAY GENEVA	1/9/2007	<a href="#">D207199557</a>	0000000	0000000
KAY ALTON E EST	12/17/1998	00143770000567	0014377	0000567
KAY ALTON E;KAY GENEVE EST	12/31/1900	00041440000550	0004144	0000550

## 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	\$204,691	\$154,000	\$358,691	\$358,691
2024	\$204,691	\$154,000	\$358,691	\$358,691
2023	\$182,978	\$154,000	\$336,978	\$336,978
2022	\$139,307	\$90,000	\$229,307	\$229,307
2021	\$79,000	\$90,000	\$169,000	\$169,000
2020	\$79,000	\$90,000	\$169,000	\$169,000

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

There are no exemptions for this property

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.