



Address: [2517 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-13-21
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7150237813
Longitude: -97.3423154132
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 21

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: OCONNOR & ASSOCIATES (00436)

Notice Sent Date: 4/15/2025

Notice Value: \$340,000

Protest Deadline Date: 5/15/2025

Site Number: 02585774

Site Name: RYAN PLACE ADDITION-13-21

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 892

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:

TUCKER RICHARD

Primary Owner Address:

2517 RYAN AVE
FORT WORTH, TX 76110-2526

Deed Date: 7/9/1993

Deed Volume: 0011141

Deed Page: 0001339

Instrument: 00111410001339

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUCILLE SHEPHERD IRREVO TRUST	7/1/1992	00107370002284	0010737	0002284
SHEPHERD LUCILLE N	3/12/1989	00095450000419	0009545	0000419
SHEPHERD C L;SHEPHERD LUCILLE	12/19/1946	00018680000280	0001868	0000280

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	\$173,427	\$154,000	\$327,427	\$225,471
2024	\$186,000	\$154,000	\$340,000	\$204,974
2023	\$166,000	\$154,000	\$320,000	\$186,340
2022	\$132,667	\$90,000	\$222,667	\$169,400
2021	\$64,000	\$90,000	\$154,000	\$154,000
2020	\$64,000	\$90,000	\$154,000	\$154,000

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.