



Address: [2513 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-13-22
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7151593049
Longitude: -97.3423138673
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 22

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
Notice Sent Date: 4/15/2025
Notice Value: \$319,898
Protest Deadline Date: 5/24/2024

Site Number: 02585782
Site Name: RYAN PLACE ADDITION-13-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 887
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
Pool: N

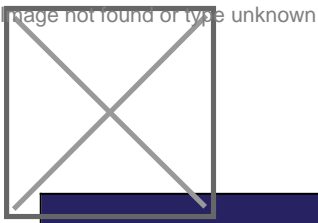
+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
FONTENOT ASHLEIGH
BOYKO TATIANA
Primary Owner Address:
2513 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 6/4/2024
Deed Volume:
Deed Page:
Instrument: [D224098164](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAW EQUITY GROUP LLC DBA RAW ACQUISITIONS	4/15/2022	D222101333		
SMART REAL ESTATE SERVICES LLC	4/15/2022	D222099902		
WATERS CATHERINE A	3/30/2021	D221089255		
NAVA ROBINSON	3/27/1995	00119180001853	0011918	0001853
PIERCE EARL B	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	\$165,898	\$154,000	\$319,898	\$319,898
2024	\$165,898	\$154,000	\$319,898	\$319,898
2023	\$146,000	\$154,000	\$300,000	\$300,000
2022	\$115,723	\$90,000	\$205,723	\$205,723
2021	\$99,018	\$90,000	\$189,018	\$189,018
2020	\$76,681	\$90,000	\$166,681	\$166,681

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.