



Address: [2509 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-13-23
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7152976873
Longitude: -97.3423125958
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 23

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: NORTH TEXAS PROPERTY TAX SERV (00855)

Notice Sent Date: 4/15/2025

Notice Value: \$736,436

Protest Deadline Date: 5/24/2024

Site Number: 02585790

Site Name: RYAN PLACE ADDITION-13-23

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,685

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

GURNEY CARI D

GURNEY DOUGLAS P

Primary Owner Address:

2509 RYAN AVE

FORT WORTH, TX 76110

Deed Date: 6/2/2016

Deed Volume:

Deed Page:

Instrument: [D216119812](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-------------------------------|------------|----------------------------|-------------|-----------|
| VILLAGE HOMES LP | 8/14/2015 | D215183591 | | |
| PATRICIA P NOLAN LIVING TRUST | 5/26/2015 | D215112962 | | |
| NOLAN PATRICIA ANN PERKINS | 11/17/1986 | 00087520001140 | 0008752 | 0001140 |
| PERKINS HELEN R | 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 | \$504,200 | \$154,000 | \$658,200 | \$658,200 |
| 2024 | \$582,436 | \$154,000 | \$736,436 | \$634,887 |
| 2023 | \$574,139 | \$154,000 | \$728,139 | \$577,170 |
| 2022 | \$469,800 | \$90,000 | \$559,800 | \$524,700 |
| 2021 | \$387,000 | \$90,000 | \$477,000 | \$477,000 |
| 2020 | \$387,000 | \$90,000 | \$477,000 | \$477,000 |

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.