



Address: [2421 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-13-26
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7157116328
Longitude: -97.3423083873
TAD Map: 2048-380
MAPSCO: TAR-076U



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block
13 Lot 26

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: \$360,012
Protest Deadline Date: 5/24/2024

Site Number: 02585820
Site Name: RYAN PLACE ADDITION-13-26
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 922
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
Pool: N

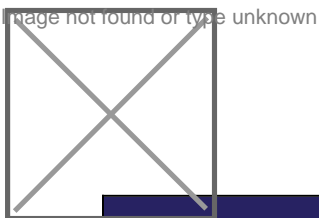
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
MITTS JILL
Primary Owner Address:
2421 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 6/18/2021
Deed Volume:
Deed Page:
Instrument: [D221179512](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BILODEAU TERRENCE L	2/14/2014	D214033598	0000000	0000000
REAVEY MICHAEL S	9/19/2008	D208369061	0000000	0000000
UPTON CYNTHIA;UPTON WILLIAM M	1/9/2008	D208013366	0000000	0000000
OAKEN BUCKET PROPERTIES	12/18/2007	D207458340	0000000	0000000
GILBERT SARAH JANE	4/2/2000	00142800000320	0014280	0000320
RAMOS LISA	11/8/1988	00094300000401	0009430	0000401
CLARKE A RAY	8/27/1988	00093710002291	0009371	0002291
TEXAS ENERGY RESOURCES INC	8/26/1988	00093710002289	0009371	0002289
TEXAS HOUSING AGENCY	9/1/1987	00090530002370	0009053	0002370
PURDOM MONTY	7/27/1985	00083190000503	0008319	0000503
OSVALDO R HERNANDEZ ETAL	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	\$206,012	\$154,000	\$360,012	\$306,406
2024	\$206,012	\$154,000	\$360,012	\$278,551
2023	\$131,000	\$154,000	\$285,000	\$253,228
2022	\$140,207	\$90,000	\$230,207	\$230,207
2021	\$82,346	\$90,000	\$172,346	\$172,346
2020	\$82,346	\$90,000	\$172,346	\$172,346

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

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- 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.