



**Address:** [2600 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-15-1  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7141857289  
**Longitude:** -97.3429730783  
**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  
15 Lot 1

**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:** 1943

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$330,625

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

**Site Number:** 02586142  
**Site Name:** RYAN PLACE ADDITION-15-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,016  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,750  
**Land Acres<sup>\*</sup>:** 0.1549  
**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:**

LANDA LOUIS A  
WRIGHT LISA M

**Primary Owner Address:**

2600 RYAN AVE  
FORT WORTH, TX 76110

**Deed Date:** 1/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221029796](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEEDS JOHN	8/18/2016	<a href="#">D216191586</a>		
WIGGANS SUSAN S	6/13/2012	<a href="#">D212144908</a>	0000000	0000000
NEWBURN PATRICIA;NEWBURN PETER	7/20/2011	<a href="#">D211196810</a>	0000000	0000000
FEDERAL NATL MORTGAGE ASSOC	4/5/2011	<a href="#">D211086781</a>	0000000	0000000
HARRIS RUBY E EST	3/5/1994	000000000000000	0000000	0000000
HARRIS JESSE EST;HARRIS RUBY E	7/19/1983	00075600001827	0007560	0001827
BORNE LAWRENCE R	12/31/1900	00069050001604	0006905	0001604

## 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	\$195,625	\$135,000	\$330,625	\$293,294
2024	\$195,625	\$135,000	\$330,625	\$266,631
2023	\$174,490	\$135,000	\$309,490	\$242,392
2022	\$175,356	\$45,000	\$220,356	\$220,356
2021	\$168,376	\$45,000	\$213,376	\$213,376
2020	\$153,434	\$45,000	\$198,434	\$198,434

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)
- DISABLED VET 10 to 29 PCT 11.22

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.