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Address: [2612 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-15-4
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7137718366
Longitude: -97.3429776853
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
15 Lot 4

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: \$337,189

Protest Deadline Date: 5/24/2024

Site Number: 02586177

Site Name: RYAN PLACE ADDITION-15-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 927

Percent Complete: 100%

Land Sqft^{*}: 6,210

Land Acres^{*}: 0.1425

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:

EARGLE STEPHANIE A

Primary Owner Address:

2612 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 8/17/2020

Deed Volume:

Deed Page:

Instrument: [D220205652](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARNES LINDSAY C	1/30/2017	D217023732		
GUMBERT GERALD P	10/20/2015	D215239643		
DUGAS ANDREW R	3/12/2004	D204085110	0000000	0000000
PHILLIPS LAURA ANN	1/19/2001	000000000000000	0000000	0000000
OWEN LAURA A;OWEN STEVEN A	12/23/1996	00126290000635	0012629	0000635
OWEN STEVEN A	8/1/1989	00096660000531	0009666	0000531
MCDANIEL BRUCE L	12/31/1900	000000000000000	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	\$212,989	\$124,200	\$337,189	\$314,014
2024	\$212,989	\$124,200	\$337,189	\$285,467
2023	\$190,438	\$124,200	\$314,638	\$259,515
2022	\$190,923	\$45,000	\$235,923	\$235,923
2021	\$183,252	\$45,000	\$228,252	\$228,252
2020	\$52,834	\$45,000	\$97,834	\$97,834

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.