



Address: [2620 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-15-6
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7134969883
Longitude: -97.3429801429
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 6

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: 2019

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$533,404

Protest Deadline Date: 5/24/2024

Site Number: 02586193

Site Name: RYAN PLACE ADDITION-15-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,116

Percent Complete: 100%

Land Sqft^{*}: 6,750

Land Acres^{*}: 0.1549

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:

THE SANDRA BENTZ FAMILY TRUST

Primary Owner Address:

2620 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 4/23/2025

Deed Volume:

Deed Page:

Instrument: [D225071063](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BENTZ SANDRA	5/3/2024	D224077360		
SELF-TURPIN DAWN	3/20/2023	142-23-049611		
SELF-TURPIN DAWN;TURPIN STEVEN EST JAMES	7/26/2019	D219164046		
CLARITY HOMES LTD	10/12/2018	D218229952		
ASTUTE REALTY LLC	9/8/2017	D217209365		
HERNANDEZ ZENON	12/14/2007	D216109022		
HERNANDEZ RAMONA;HERNANDEZ ZENON	7/19/1994	00116650000382	0011665	0000382
FLORES JOE U	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	\$398,404	\$135,000	\$533,404	\$533,404
2024	\$398,404	\$135,000	\$533,404	\$486,346
2023	\$356,042	\$135,000	\$491,042	\$442,133
2022	\$356,939	\$45,000	\$401,939	\$401,939
2021	\$342,521	\$45,000	\$387,521	\$387,521
2020	\$328,028	\$45,000	\$373,028	\$373,028

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.