



**Address:** [2621 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-16-9  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7134959826  
**Longitude:** -97.3423089796  
**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  
16 Lot 9

**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:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$333,877

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

**Site Number:** 02586347

**Site Name:** RYAN PLACE ADDITION-16-9

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 914

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**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:**

LOGAN BRUCE D

**Primary Owner Address:**

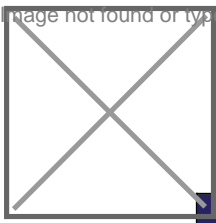
2621 RYAN AVE  
FORT WORTH, TX 76110

**Deed Date:** 5/9/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219099253](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAVERTY MOLLY M	4/5/2016	<a href="#">D216070500</a>		
GUMBERT GERALD P	11/20/2015	<a href="#">D215264135</a>		
DUGAS ANDREW	11/6/2015	<a href="#">D215253841</a>		
MAXWELL RUTH	2/19/1990	000000000000000	0000000	0000000
MAXWELL A L	12/31/1900	00058770000120	0005877	0000120

## 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	\$163,525	\$140,000	\$303,525	\$303,525
2024	\$193,877	\$140,000	\$333,877	\$293,075
2023	\$182,961	\$140,000	\$322,961	\$266,432
2022	\$197,211	\$45,000	\$242,211	\$242,211
2021	\$189,639	\$45,000	\$234,639	\$234,639
2020	\$177,845	\$45,000	\$222,845	\$222,845

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.