



Address: [2617 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-16-10
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7136344549
Longitude: -97.3423083209
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 10

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: QUATRO TAX LLC (11627)

Protest Deadline Date: 5/24/2024

Site Number: 02586355

Site Name: RYAN PLACE ADDITION-16-10

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:

IRISH ONE PROPERTIES LLC

Primary Owner Address:

4208 WARNOCK CT
FORT WORTH, TX 76109-4728

Deed Date: 6/17/2022

Deed Volume:

Deed Page:

Instrument: [D222159273](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARFERRO INVESTMENTS LLC	6/18/2021	D221204968		
JONES LUKE W	3/30/2016	D216065932		
WENGERT STEVEN L	7/24/2014	D214159904		
PRIOLO 2002 TRUST	7/24/2014	D214159903		
PRIOLO CARL;PRIOLO SUSAN PRIOLO	5/7/2007	D207162368	0000000	0000000
BURKETT D T;BURKETT J B ETUX C BAIR	9/26/2003	D203372114	0000000	0000000
NORWOOD RESOURCES INC	5/1/2003	00168490000023	0016849	0000023
CAL MAT PROPERTIES INC	4/30/2003	00168490000022	0016849	0000022
MARTINEZ PATRICIA E	9/30/1994	00117470000112	0011747	0000112
FRED PARKER CO & INC	7/5/1994	00117100000772	0011710	0000772
JAY VIRGINIA	5/14/1993	00110700000845	0011070	0000845
PARKER JOANN;PARKER STEVEN	2/20/1985	00080960000476	0008096	0000476
APPERSON LARRY G	12/31/1900	00070960001705	0007096	0001705

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	\$155,534	\$140,000	\$295,534	\$295,534
2024	\$155,534	\$140,000	\$295,534	\$295,534
2023	\$162,953	\$140,000	\$302,953	\$302,953
2022	\$120,000	\$45,000	\$165,000	\$165,000
2021	\$157,243	\$45,000	\$202,243	\$202,243
2020	\$143,288	\$45,000	\$188,288	\$188,288

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

There are no exemptions for this property

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.