



Address: [2613 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-16-11-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7137677388
Longitude: -97.3423061106
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 11 & S4' 12

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: OWNWELL INC (12140)
Notice Sent Date: 4/15/2025
Notice Value: \$350,000
Protest Deadline Date: 5/24/2024

Site Number: 02586363
Site Name: RYAN PLACE ADDITION-16-11-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,068
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
Pool: N

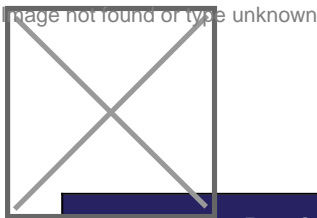
⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
WESTRA JEFFREY J
WESTRA JANIS J
Primary Owner Address:
10425 PONDEROSA ST
BELLFLOWER, CA 90706

Deed Date: 12/23/2024
Deed Volume:
Deed Page:
Instrument: [D224230525](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOUTHERN HILLS PROPERTY GROUP LLC	5/9/2024	D224082027		
WATT SHARON M	9/17/2020	D220236180		
SKONEY DOREEN	5/2/2017	D217099925		
GUMBERT GERALD	1/22/2016	D216015593		
DUGAS ANDREW	12/22/2015	D215286088		
CHANDLER DORA I	12/31/1900	0000000000000000	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	\$210,000	\$140,000	\$350,000	\$350,000
2024	\$210,000	\$140,000	\$350,000	\$300,018
2023	\$173,000	\$140,000	\$313,000	\$272,744
2022	\$195,354	\$45,000	\$240,354	\$240,354
2021	\$192,534	\$45,000	\$237,534	\$237,534
2020	\$112,727	\$45,000	\$157,727	\$157,727

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.