



Address: [2600 6TH AVE](#)
City: FORT WORTH
Georeference: 36890-17-1
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7140905014
Longitude: -97.3405775314
TAD Map: 2048-380
MAPSCO: TAR-076V



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
17 Lot 1 & 2

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: 1936

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$641,274

Protest Deadline Date: 5/24/2024

Site Number: 02586428
Site Name: RYAN PLACE ADDITION-17-1-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,357
Percent Complete: 100%
Land Sqft^{*}: 14,000
Land Acres^{*}: 0.3213
Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

KOCH MARK A
KOCH DIANA K

Primary Owner Address:

2600 6TH AVE
FORT WORTH, TX 76110-3007

Deed Date: 1/7/2011
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D211007612](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATTON CHRIS;PATTON MARK STALLONS	6/9/1997	00127990000587	0012799	0000587
PAYNE CAROL L;PAYNE CARROLL H II	4/9/1992	00106050000516	0010605	0000516
PAYNE CARROLL H II	8/31/1987	00090590000690	0009059	0000690
MOORE MICHAEL J	3/15/1984	00077720001127	0007772	0001127
RAYMOND E SALE	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	\$451,274	\$190,000	\$641,274	\$641,274
2024	\$451,274	\$190,000	\$641,274	\$616,921
2023	\$381,000	\$190,000	\$571,000	\$560,837
2022	\$374,852	\$135,000	\$509,852	\$509,852
2021	\$360,000	\$135,000	\$495,000	\$495,000
2020	\$360,000	\$135,000	\$495,000	\$495,000

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.