



**Address:** [2616 6TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-17-5-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7136542934  
**Longitude:** -97.3405811474  
**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 5 & 6 & S 1/2 LOT 4

**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)

**Site Number:** 02586444

**Site Name:** RYAN PLACE ADDITION 17 5 & 6 & S 1/2 LOT 4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,448

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,424

**Land Acres<sup>\*</sup>:** 0.4000

**Pool:** N

**State Code:** A

**Year Built:** 1946

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$615,645

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

<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:**

KESSEL KEITH B  
KESSEL WENDY J

**Primary Owner Address:**

2616 6TH AVE  
FORT WORTH, TX 76110

**Deed Date:** 3/27/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215065183](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MURPHEY DONALD K;MURPHEY LINDA	6/30/1993	00111280002217	0011128	0002217
RALL M C EST	12/31/1900	00018050000137	0001805	0000137

### 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	\$356,880	\$207,120	\$564,000	\$549,039
2024	\$408,525	\$207,120	\$615,645	\$499,126
2023	\$339,880	\$207,120	\$547,000	\$453,751
2022	\$327,996	\$135,000	\$462,996	\$412,501
2021	\$240,001	\$135,000	\$375,001	\$375,001
2020	\$240,000	\$135,000	\$375,000	\$375,000

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.