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Address: [2600 5TH AVE](#)
City: FORT WORTH
Georeference: 36890-18-1-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7141433596
Longitude: -97.3394151454
TAD Map: 2048-380
MAPSCO: TAR-076V



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block
18 Lot 1 & N9'2

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: 1920

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$594,511

Protest Deadline Date: 5/24/2024

Site Number: 02586568
Site Name: RYAN PLACE ADDITION-18-1-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,677
Percent Complete: 100%
Land Sqft^{*}: 6,750
Land Acres^{*}: 0.1549
Pool: Y

+++ Rounded.

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

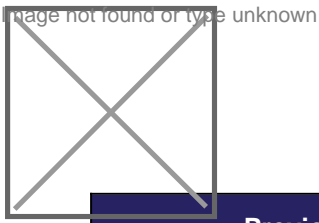
OWNER INFORMATION

Current Owner:

SHEARER JOHN S
SABBAGH RAMZI M

Primary Owner Address:
2600 5TH AVE
FORT WORTH, TX 76110

Deed Date: 4/13/2020
Deed Volume:
Deed Page:
Instrument: [D220086103](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GEE CHRISTOPHER	6/27/2012	D212159851	0000000	0000000
SLICHO TURNER K	9/3/2009	D209246878	0000000	0000000
FLANAGAN DEBRA;FLANAGAN STEVE	11/1/1999	00146130000427	0014613	0000427
BARNES GOAH S JR	6/25/1992	00106890002285	0010689	0002285
BARNETT TODD E	11/1/1988	00094290001876	0009429	0001876
FEDERAL NATIONAL MTG ASSN	7/18/1988	00094290001874	0009429	0001874
COLONIAL SAVINGS & LOAN ASSN	3/1/1988	00092200000281	0009220	0000281
RICH CAROLYN JEAN	10/17/1986	00087200000816	0008720	0000816
ALVARADO CECELIA A	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	\$400,000	\$135,000	\$535,000	\$535,000
2024	\$459,511	\$135,000	\$594,511	\$566,537
2023	\$466,494	\$135,000	\$601,494	\$515,034
2022	\$378,213	\$90,000	\$468,213	\$468,213
2021	\$382,920	\$90,000	\$472,920	\$472,920
2020	\$382,920	\$90,000	\$472,920	\$472,920

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.