



Address: [2604 5TH AVE](#)
City: FORT WORTH
Georeference: 36890-18-2-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7139754631
Longitude: -97.3394161787
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
18 Lot S41'2 & N23'3

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: 1922

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$583,693

Protest Deadline Date: 5/24/2024

Site Number: 02586576
Site Name: RYAN PLACE ADDITION-18-2-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,584
Percent Complete: 100%
Land Sqft^{*}: 8,640
Land Acres^{*}: 0.1983
Pool: N

+++ Rounded.

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

OWNER INFORMATION

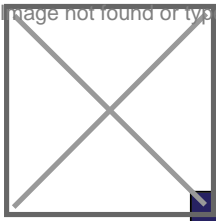
Current Owner:

HOFFMAN CHARLES R JR
HOFFMAN MAR

Primary Owner Address:

2604 5TH AVE
FORT WORTH, TX 76110-3001

Deed Date: 6/17/1998
Deed Volume: 0013277
Deed Page: 0000074
Instrument: 00132770000074



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOSWELL THOMAS P	8/29/1991	00103760001398	0010376	0001398
EAGLE CHARLOTTE M	3/15/1991	00102010001519	0010201	0001519
FAUBER L M	12/31/1900	000000000000000	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	\$388,800	\$163,200	\$552,000	\$552,000
2024	\$420,493	\$163,200	\$583,693	\$516,077
2023	\$370,242	\$163,200	\$533,442	\$469,161
2022	\$314,010	\$112,500	\$426,510	\$426,510
2021	\$321,206	\$112,500	\$433,706	\$433,706
2020	\$289,065	\$112,500	\$401,565	\$401,565

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.