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**Address:** [2614 5TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-18-3-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7138080618  
**Longitude:** -97.339418649  
**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 S27'3 & N 1/2 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)

**State Code:** A

**Year Built:** 1918

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02586584  
**Site Name:** RYAN PLACE ADDITION-18-3-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,854  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,750  
**Land Acres<sup>\*</sup>:** 0.1549  
**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:**

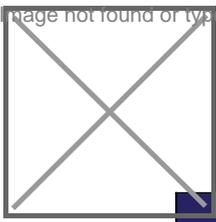
TUMLIN DAVID ROY

TUMLIN BARBARA

**Primary Owner Address:**

2614 5TH AVE  
FORT WORTH, TX 76110-3001

**Deed Date:** 1/28/2000  
**Deed Volume:** 0014203  
**Deed Page:** 0000086  
**Instrument:** 00142030000086



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARCINIAK MICHAEL TR	10/1/1999	00140760000288	0014076	0000288
BURTON MICHAEL T	8/21/1998	00133960000115	0013396	0000115
WOOD JAMES D	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 <sup>+</sup>
2025	\$336,447	\$135,000	\$471,447	\$471,447
2024	\$336,447	\$135,000	\$471,447	\$471,447
2023	\$363,567	\$135,000	\$498,567	\$498,567
2022	\$286,209	\$90,000	\$376,209	\$376,209
2021	\$225,246	\$90,000	\$315,246	\$315,246
2020	\$225,246	\$90,000	\$315,246	\$315,246

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.