



Address: [2619 6TH AVE](#)
City: FORT WORTH
Georeference: 36890-18-10-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7135864274
Longitude: -97.3399177457
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 10 & N 1/2 9

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: 1929

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$530,496

Protest Deadline Date: 5/24/2024

Site Number: 02586622

Site Name: RYAN PLACE ADDITION-18-10-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,886

Percent Complete: 100%

Land Sqft^{*}: 10,125

Land Acres^{*}: 0.2324

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:

RICHARD FRANCOIS

Primary Owner Address:

2619 6TH AVE
FORT WORTH, TX 76110

Deed Date: 2/28/2020

Deed Volume:

Deed Page:

Instrument: [D220049505](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WRIGHT ROBIN A	9/29/2005	D205294266	0000000	0000000
MCGINNIS BARBARA S;MCGINNIS STEVEN H	6/25/1993	00111300001568	0011130	0001568
FRANKO CAROL;FRANKO JAMES	3/27/1986	00084980002278	0008498	0002278
MONK WILLIAM A	2/22/1984	00077480000728	0007748	0000728
MONK ILA KAY	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	\$359,871	\$170,625	\$530,496	\$518,392
2024	\$359,871	\$170,625	\$530,496	\$471,265
2023	\$365,615	\$170,625	\$536,240	\$428,423
2022	\$276,975	\$112,500	\$389,475	\$389,475
2021	\$275,490	\$112,500	\$387,990	\$387,990
2020	\$248,057	\$112,500	\$360,557	\$360,557

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.