



**Address:** [2620 RYAN PLACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36890-20-5-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.713608484  
**Longitude:** -97.3382521278  
**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  
20 Lot 5 S1/2 4 & N27'6

**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:** 1951

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$694,220

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

**Site Number:** 02586746  
**Site Name:** RYAN PLACE ADDITION-20-5-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,588  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 14,000  
**Land Acres<sup>\*</sup>:** 0.3213  
**Pool:** Y

<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:**

PARRISH DAVID L  
PARRISH SUSAN M

**Primary Owner Address:**

2620 RYAN PLACE DR  
FORT WORTH, TX 76110-3123

**Deed Date:** 4/9/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D210083776](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CRAINE PATRICK J	7/31/2009	<a href="#">D209209740</a>	0000000	0000000
SMITH INA D	12/18/1989	<a href="#">D208462733</a>	0000000	0000000
SMITH INA D;SMITH LOWELL W EST	12/31/1900	00041550000285	0004155	0000285

## 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	\$504,220	\$190,000	\$694,220	\$646,384
2024	\$504,220	\$190,000	\$694,220	\$587,622
2023	\$490,644	\$190,000	\$680,644	\$516,020
2022	\$399,474	\$135,000	\$534,474	\$469,109
2021	\$247,628	\$135,000	\$382,628	\$382,628
2020	\$215,461	\$135,000	\$350,461	\$350,461

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.