



**Address:** [2617 RYAN PLACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36890-21-9R  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7135789492  
**Longitude:** -97.3375750384  
**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  
21 Lot 9R

**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:** 1950

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$542,529

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

**Site Number:** 02586789

**Site Name:** RYAN PLACE ADDITION-21-9R

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,226

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,500

**Land Acres<sup>\*</sup>:** 0.2410

**Pool:** N

<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:**

BAKER GEORGE V JR

**Primary Owner Address:**

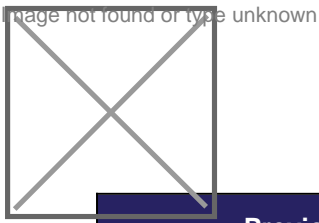
2617 RYAN PL  
FORT WORTH, TX 76110

**Deed Date:** 11/28/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216282093](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAKER DEBORAH;BAKER GEORGE V	10/9/2013	<a href="#">D213264596</a>	0000000	0000000
FRANK JOHN;FRANK JUDY	7/20/2012	<a href="#">D212181064</a>	0000000	0000000
THOMPSON PHILIP R	8/1/2008	<a href="#">D208307238</a>	0000000	0000000
THOMPSON JERRY	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 <sup>+</sup>
2025	\$370,029	\$172,500	\$542,529	\$494,866
2024	\$370,029	\$172,500	\$542,529	\$449,878
2023	\$375,737	\$172,500	\$548,237	\$408,980
2022	\$308,690	\$112,500	\$421,190	\$371,800
2021	\$225,500	\$112,500	\$338,000	\$338,000
2020	\$225,500	\$112,500	\$338,000	\$338,000

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.