



**Address:** [2705 RYAN PLACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36890-22-2-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.713018499  
**Longitude:** -97.3376069303  
**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  
22 Lot S40' 2 & N20' 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:** 1950

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$442,867

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

**Site Number:** 02586827  
**Site Name:** RYAN PLACE ADDITION-22-2-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,621  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,920  
**Land Acres<sup>\*</sup>:** 0.1818  
**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

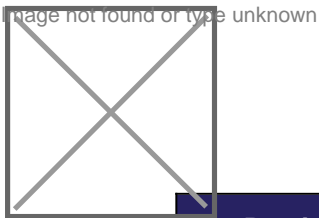
**Current Owner:**

ALLMAN DEVIN ALAN  
ALLMAN ASHLEIGH ANN

**Primary Owner Address:**

2705 RYAN PLACE DR  
FORT WORTH, TX 76110

**Deed Date:** 4/30/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224075155](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUTWEIN DANIEL	2/8/2023	<a href="#">D223020707</a>		
DODSON JAMES OLIVER	11/13/2004	00000000000000	0000000	0000000
RECORD GLORIA G EST	12/31/1900	00055520000957	0005552	0000957

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	\$284,467	\$158,400	\$442,867	\$442,867
2024	\$284,467	\$158,400	\$442,867	\$442,867
2023	\$290,129	\$158,400	\$448,529	\$359,486
2022	\$236,805	\$90,000	\$326,805	\$326,805
2021	\$220,619	\$90,000	\$310,619	\$309,805
2020	\$191,641	\$90,000	\$281,641	\$281,641

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.