



Address: [2721 RYAN PLACE DR](#)
City: FORT WORTH
Georeference: 36890-22-5-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7126915271
Longitude: -97.3376102477
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 N40'5 & S20'4

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: 1948

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$445,499

Protest Deadline Date: 5/24/2024

Site Number: 02586843
Site Name: RYAN PLACE ADDITION-22-5-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,878
Percent Complete: 100%
Land Sqft^{*}: 7,920
Land Acres^{*}: 0.1818
Pool: N

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

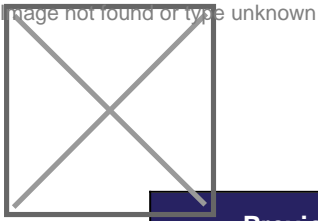
Current Owner:

LEMUNYON JERRELL L
LEMUNYON DONNA

Primary Owner Address:

2721 RYAN PLACE DR
FORT WORTH, TX 76110-3126

Deed Date: 4/5/1990
Deed Volume: 0009894
Deed Page: 0000546
Instrument: 00098940000546



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAW CORA LEE	10/20/1987	00091050001782	0009105	0001782
SHAW CORA;SHAW EDWIN J	3/14/1949	00020720000421	0002072	0000421

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	\$287,099	\$158,400	\$445,499	\$437,736
2024	\$287,099	\$158,400	\$445,499	\$397,942
2023	\$292,820	\$158,400	\$451,220	\$361,765
2022	\$238,877	\$90,000	\$328,877	\$328,877
2021	\$222,497	\$90,000	\$312,497	\$311,562
2020	\$193,238	\$90,000	\$283,238	\$283,238

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.