



**Address:** [2737 RYAN PLACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36890-22-9-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7120258503  
**Longitude:** -97.3376183208  
**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 S30'9 & N30'10

**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:** \$365,252

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

**Site Number:** 02586894  
**Site Name:** RYAN PLACE ADDITION-22-9-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,248  
**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:**

TURNER CYNTHIA G  
TURNER JOHN W

**Primary Owner Address:**

2737 RYAN PLACE DR  
FORT WORTH, TX 76110

**Deed Date:** 5/24/2014  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D214119653](#)

| Previous Owners    | Date      | Instrument                 | Deed Volume | Deed Page |
|--------------------|-----------|----------------------------|-------------|-----------|
| WEST TERRI EVERETT | 9/28/2010 | <a href="#">D210243176</a> | 0000000     | 0000000   |
| FRIAUF BETSY       | 3/18/1987 | 00088820002134             | 0008882     | 0002134   |
| JOPLING GREG C     | 3/1/1983  | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$206,852          | \$158,400   | \$365,252    | \$350,573                    |
| 2024 | \$206,852          | \$158,400   | \$365,252    | \$318,703                    |
| 2023 | \$210,797          | \$158,400   | \$369,197    | \$289,730                    |
| 2022 | \$173,391          | \$90,000    | \$263,391    | \$263,391                    |
| 2021 | \$156,924          | \$90,000    | \$246,924    | \$246,924                    |
| 2020 | \$136,432          | \$90,000    | \$226,432    | \$226,432                    |

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.