



Address: [2745 RYAN PLACE DR](#)
City: FORT WORTH
Georeference: 36890-22-12-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7116928802
Longitude: -97.3376208057
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 12&S10'11 LESS2 1/2'

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: LAW OFFICE OF TIFFANY HAMIL (05943)
Protest Deadline Date: 5/24/2024

Site Number: 02586916
Site Name: RYAN PLACE ADDITION-22-12-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,927
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:
LAWRENCE CLAIRE M
LEAKE GARRETT
Primary Owner Address:
2745 RYAN PLACE DR
FORT WORTH, TX 76110

Deed Date: 6/17/2022
Deed Volume:
Deed Page:
Instrument: [D222162479](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
O'CONNELL JENNIFER AAREN;O'CONNELL RYAN JOSEPH	5/29/2020	D220165550		
O'CONNELL JENNIFER A;O'CONNELL RYAN	11/30/2015	D215267420		
CAPITAL D LLC	1/29/2015	D215023937		
HEB HOMES LLC	1/29/2015	D215022746		
BRADFORD BART	8/18/2000	D215022744		
MILLER ZYGMUNT ALBERT TRUST	3/18/1993	00109840000338	0010984	0000338
MILLER Z A	12/31/1900	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 ⁺
2025	\$375,586	\$158,400	\$533,986	\$533,986
2024	\$375,586	\$158,400	\$533,986	\$533,986
2023	\$381,451	\$158,400	\$539,851	\$539,851
2022	\$263,710	\$90,000	\$353,710	\$330,000
2021	\$210,000	\$90,000	\$300,000	\$300,000
2020	\$210,000	\$90,000	\$300,000	\$300,000

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.