



Address: [2700 RYAN PLACE DR](#)
City: FORT WORTH
Georeference: 36890-23-1
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7132008616
Longitude: -97.3382565752
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
23 Lot 1

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: 1949

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$413,884

Protest Deadline Date: 5/15/2025

Site Number: 02586932

Site Name: RYAN PLACE ADDITION-23-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,366

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

TENNISON JAMES

TENNISON DEBRA

Primary Owner Address:

2700 RYAN PLACE DR
FORT WORTH, TX 76110

Deed Date: 8/1/2024

Deed Volume:

Deed Page:

Instrument: [D224136082](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER CAMI	5/13/2020	D220109276		
CRAIG BILLIE D JR TRUST	7/7/2017	D217154799		
MCCOLLUM JUSTIN K	5/15/2013	D213127460	0000000	0000000
WIMBERLEY JAMIE;WIMBERLEY WILLIAM	9/18/2007	D207334425	0000000	0000000
WIMBERLEY WILLIAM E	9/1/2007	000000000000000	0000000	0000000
SPEARMAN IRENE W	2/12/1993	00088080000967	0008808	0000967
SPEARMAN IRENE W	1/7/1987	00088080000967	0008808	0000967
WIMBERLEY WILLIAM E	9/26/1984	00079610000837	0007961	0000837
LIFE EST TO IRENE W SPEARMAN	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 ⁺
2025	\$273,884	\$140,000	\$413,884	\$413,884
2024	\$273,884	\$140,000	\$413,884	\$383,659
2023	\$273,309	\$140,000	\$413,309	\$344,417
2022	\$223,106	\$90,000	\$313,106	\$313,106
2021	\$207,418	\$90,000	\$297,418	\$297,418
2020	\$185,846	\$90,000	\$275,846	\$275,846

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

There are no exemptions for this property

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.