



Address: [2708 RYAN PLACE DR](#)
City: FORT WORTH
Georeference: 36890-23-3-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.712842791
Longitude: -97.3382607832
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 S1/2 3 & N35'4

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: 1950

Personal Property Account: N/A

Agent: INTEGRATAX (00753)

Notice Sent Date: 4/15/2025

Notice Value: \$370,000

Protest Deadline Date: 5/24/2024

Site Number: 02586959
Site Name: RYAN PLACE ADDITION-23-3-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,492
Percent Complete: 100%
Land Sqft^{*}: 8,400
Land Acres^{*}: 0.1928
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:

BAILEY DANA D

Primary Owner Address:

2708 RYAN PLACE DR
FORT WORTH, TX 76110-3125

Deed Date: 1/24/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211021472](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIDAURRI IRMA D	5/28/2003	00167630000228	0016763	0000228
ELLIS CHRISTIAN;ELLIS ELISE	9/26/2000	00145460000218	0014546	0000218
WELMAKER FELIX SCOTT	3/13/2000	00142560000488	0014256	0000488
Waelti Melissa;Waelti Todd Dailey	11/10/1999	00140980000563	0014098	0000563
Waelti Melissa Clare	6/23/1998	00132860000015	0013286	0000015
Carpenter Alice;Carpenter John	4/28/1986	00085280000419	0008528	0000419
LEO EDENS	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	\$174,364	\$162,000	\$336,364	\$336,364
2024	\$208,000	\$162,000	\$370,000	\$321,534
2023	\$201,200	\$162,000	\$363,200	\$292,304
2022	\$183,112	\$90,000	\$273,112	\$265,731
2021	\$151,574	\$90,000	\$241,574	\$241,574
2020	\$151,574	\$90,000	\$241,574	\$241,574

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.