



Address: [2731 5TH AVE](#)
City: FORT WORTH
Georeference: 36890-23-18-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7121904645
Longitude: -97.338759375
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 N1/2 18 & S3/4 19

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: 1957

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$429,227

Protest Deadline Date: 5/24/2024

Site Number: 02587092

Site Name: RYAN PLACE ADDITION-23-18-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,693

Percent Complete: 100%

Land Sqft^{*}: 8,750

Land Acres^{*}: 0.2008

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:

RICHARDSON MARY ELIZABETH

Primary Owner Address:

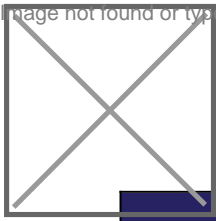
2731 5TH AVE
FORT WORTH, TX 76110-3004

Deed Date: 1/30/1998

Deed Volume: 0013063

Deed Page: 0000367

Instrument: 00130630000367



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TREADWELL FRANCES R	10/16/1996	00125560002303	0012556	0002303
TREADWELL FRANCES RUEDELL	1/4/1996	000000000000000	0000000	0000000
TERRELL JACKIE TR	3/7/1995	00118990000352	0011899	0000352
PRESLEY C;PRESLEY L ESTATE	7/3/1972	00052720000063	0005272	0000063

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	\$265,477	\$163,750	\$429,227	\$429,227
2024	\$265,477	\$163,750	\$429,227	\$405,890
2023	\$270,643	\$163,750	\$434,393	\$368,991
2022	\$222,946	\$112,500	\$335,446	\$335,446
2021	\$208,531	\$112,500	\$321,031	\$321,031
2020	\$181,714	\$112,500	\$294,214	\$294,214

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.