



Address: [2744 5TH AVE](#)
City: FORT WORTH
Georeference: 36890-24-13-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7115882152
Longitude: -97.3394404626
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
24 Lot 13 & S 45' 12

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: 1927

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$603,860

Protest Deadline Date: 5/24/2024

Site Number: 02587246

Site Name: RYAN PLACE ADDITION-24-13-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,918

Percent Complete: 100%

Land Sqft^{*}: 14,175

Land Acres^{*}: 0.3254

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:

PEREZ MARIO X

Primary Owner Address:

2744 5TH AVE
FORT WORTH, TX 76110-3003

Deed Date: 7/19/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211212801](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREZ AZZAH M;PEREZ MARIO	11/10/2003	D203431291	0000000	0000000
CENDANT MOBILITY FINANCIAL CP	10/24/2003	D203431283	0000000	0000000
MOSE JEFFREY P	6/15/2001	00149620000116	0014962	0000116
KELSEY PATRICIA;KELSEY ROBERT JR	3/17/1995	00119240000713	0011924	0000713
RUSCANSKY PAT B	1/23/1995	00118630001266	0011863	0001266
BENSON ETHEL B	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	\$328,170	\$190,875	\$519,045	\$519,045
2024	\$412,985	\$190,875	\$603,860	\$496,100
2023	\$374,929	\$190,875	\$565,804	\$451,000
2022	\$275,000	\$135,000	\$410,000	\$410,000
2021	\$275,000	\$135,000	\$410,000	\$410,000
2020	\$305,291	\$135,000	\$440,291	\$440,291

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.