



**Address:** [2708 6TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-25-3-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7128961774  
**Longitude:** -97.3405891093  
**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  
25 Lot S42 1/2'3 & N1/4 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:** 2013  
**Personal Property Account:** N/A  
**Agent:** GILL DENSON & COMPANY LLC (12107)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$605,000  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02587386  
**Site Name:** RYAN PLACE ADDITION-25-3-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,542  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,700  
**Land Acres<sup>\*</sup>:** 0.1767  
**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:**  
LEWIS MATT  
**Primary Owner Address:**  
2708 6TH AVE  
FORT WORTH, TX 76110

**Deed Date:** 8/17/2012  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D212205755](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAUGHEY WILLIAM R	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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 <sup>+</sup>
2025	\$369,000	\$154,000	\$523,000	\$523,000
2024	\$451,000	\$154,000	\$605,000	\$558,531
2023	\$470,278	\$154,000	\$624,278	\$507,755
2022	\$371,595	\$90,000	\$461,595	\$461,595
2021	\$396,750	\$90,000	\$486,750	\$486,750
2020	\$396,750	\$90,000	\$486,750	\$486,374

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

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- 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.