



Address: [2741 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-26-16
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7118415449
Longitude: -97.3423263211
TAD Map: 2048-380
MAPSCO: TAR-076U



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This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block
26 Lot 16

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)

Site Number: 02587777

Site Name: RYAN PLACE ADDITION-26-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 954

Percent Complete: 100%

Land Sqft^{*}: 7,038

Land Acres^{*}: 0.1615

Pool: N

State Code: A

Year Built: 1946

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$335,328

Protest Deadline Date: 5/24/2024

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LEOS JONATHAN

Primary Owner Address:

2741 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 9/18/2020

Deed Volume:

Deed Page:

Instrument: [D220237651](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JARVIS PAMELA	12/14/2018	D218275032		
HOFFMAN MATTHEW;STONE MARIA	6/26/2017	D217144632		
VANDOLAH WILLIAM ALLEN	11/14/2016	D216268863		
ARMENTA DIANA P;GALLARDO MARCOS R	9/19/2014	D215037850		
VALDEZ JUANA	7/1/2011	D212006896	0000000	0000000
ZAMORA MARIO;ZAMORA PEARL M	10/9/1998	00134670000338	0013467	0000338
VERTEX INVESTMENTS INC	5/1/1998	00132050000340	0013205	0000340
ABLE HOUSE BUYERS INC	4/17/1998	00131870000035	0013187	0000035
BODLEY AMY ANN LAHAM;BODLEY JEFFRY	1/23/1989	00102480000124	0010248	0000124
BODLEY ELIZABETH K ESTATE	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	\$194,568	\$140,760	\$335,328	\$256,218
2024	\$194,568	\$140,760	\$335,328	\$232,925
2023	\$174,374	\$140,760	\$315,134	\$211,750
2022	\$155,000	\$45,000	\$200,000	\$192,500
2021	\$130,000	\$45,000	\$175,000	\$175,000
2020	\$130,000	\$45,000	\$175,000	\$175,000

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)

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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.