



Address: [2717 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-26-22
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7126666212
Longitude: -97.3423148571
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 22

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: 1943
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 7/12/2024

Site Number: 02587831
Site Name: RYAN PLACE ADDITION-26-22
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 964
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
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:
KOELLING FRISCO
Primary Owner Address:
2717 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 7/26/2023
Deed Volume:
Deed Page:
Instrument: [D223134785](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE TIFFANY	7/15/2019	D219155414		
DUONG THACH	9/6/2016	D216224049		
HUMPHREYS DEBORAH A	3/8/2012	D212058444	0000000	0000000
PARHAM C R;PARHAM DIANE J	9/25/2002	00160300000248	0016030	0000248
TLC VENTURES LLC	1/15/2002	00154150000392	0015415	0000392
ANDRIET PETER A	1/5/1987	00087980000989	0008798	0000989
PACK PROPERTIES	9/11/1985	00083090000327	0008309	0000327
FIRST TEXAS SAVINGS ASSC	11/13/1984	00080060002239	0008006	0002239
WHITEHURST CAPITAL INC	10/20/1983	00076450001680	0007645	0001680
HOWARD L FARMER	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	\$152,438	\$140,000	\$292,438	\$292,438
2024	\$199,730	\$140,000	\$339,730	\$339,730
2023	\$179,403	\$140,000	\$319,403	\$247,822
2022	\$180,293	\$45,000	\$225,293	\$225,293
2021	\$173,617	\$45,000	\$218,617	\$218,617
2020	\$158,710	\$45,000	\$203,710	\$203,710

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.