



Address: [2713 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-26-23
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7128040495
Longitude: -97.3423136491
TAD Map: 2048-380
MAPSCO: TAR-076U



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
26 Lot 23

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: 02587858
Site Name: RYAN PLACE ADDITION-26-23
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 905
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1606
Pool: N

State Code: A

Year Built: 1943

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$327,518

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:

NEAL BENJAMIN

Primary Owner Address:

2713 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 1/8/2021

Deed Volume:

Deed Page:

Instrument: [D221009668](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIBBONS MEGAN	4/13/2017	D217085846		
BROWNING JACOB G	12/5/2011	D211298080	0000000	0000000
VICENTINI DOUG NEAL;VICENTINI KEN	12/9/2009	D209323477	0000000	0000000
BANK OF AMERICA NA	10/6/2009	D20927184	0000000	0000000
HOLMGREN LAUREL A	6/16/2003	00168230000022	0016823	0000022
VAN DYKE KATHERINE A	7/31/2001	00150530000155	0015053	0000155
SALDIVAR REBECCA	12/30/1998	00135880000272	0013588	0000272
TORREZ JESSE R SR;TORREZ LOLA	3/2/1992	00105480001466	0010548	0001466
FREEMAN JULIA E	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	\$187,518	\$140,000	\$327,518	\$284,727
2024	\$187,518	\$140,000	\$327,518	\$258,843
2023	\$168,086	\$140,000	\$308,086	\$235,312
2022	\$168,920	\$45,000	\$213,920	\$213,920
2021	\$131,450	\$45,000	\$176,450	\$176,450
2020	\$131,450	\$45,000	\$176,450	\$176,450

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.