



Address: [2709 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-26-24
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7129415984
Longitude: -97.3423125415
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 24

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

Notice Sent Date: 4/15/2025

Notice Value: \$334,123

Protest Deadline Date: 5/24/2024

Site Number: 02587866

Site Name: RYAN PLACE ADDITION-26-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,436

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:

PESINA RODRIGO

Primary Owner Address:

2709 RYAN AVE
FORT WORTH, TX 76110-3029

Deed Date: 7/17/1998

Deed Volume: 0013322

Deed Page: 0000181

Instrument: 00133220000181

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEC OF HUD	3/9/1998	00131630000068	0013163	0000068
MERCANTILE BANK N A	3/3/1998	00131480000423	0013148	0000423
SALDIVAR REBECCA;SALDIVAR RENE	4/29/1987	00089300002158	0008930	0002158
WILKINSON RUTH M	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	\$194,123	\$140,000	\$334,123	\$293,312
2024	\$194,123	\$140,000	\$334,123	\$266,647
2023	\$173,831	\$140,000	\$313,831	\$242,406
2022	\$175,369	\$45,000	\$220,369	\$220,369
2021	\$169,031	\$45,000	\$214,031	\$212,011
2020	\$148,543	\$45,000	\$193,543	\$192,737

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.