



Address: [2705 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-26-25
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7130781654
Longitude: -97.3423117521
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 25

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: \$296,298

Protest Deadline Date: 5/24/2024

Site Number: 02587874
Site Name: RYAN PLACE ADDITION-26-25
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 922
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:
MCCLUSKEY TERENCE M
Primary Owner Address:
2705 RYAN AVE
FORT WORTH, TX 76110-3029

Deed Date: 11/18/1997
Deed Volume: 0012983
Deed Page: 0000059
Instrument: 00129830000059



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KERNS LLOYD R	10/30/1985	00053900000030	0005390	0000030
LLOYD R KERNS	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	\$156,298	\$140,000	\$296,298	\$249,438
2024	\$156,298	\$140,000	\$296,298	\$226,762
2023	\$141,157	\$140,000	\$281,157	\$206,147
2022	\$142,406	\$45,000	\$187,406	\$187,406
2021	\$137,742	\$45,000	\$182,742	\$182,742
2020	\$121,513	\$45,000	\$166,513	\$166,513

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.