



**Address:** [2704 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-27-2  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.713084902  
**Longitude:** -97.3429835773  
**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  
27 Lot 2

**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:** OCONNOR & ASSOCIATES (00436)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02587904

**Site Name:** RYAN PLACE ADDITION-27-2

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 998

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,750

**Land Acres<sup>\*</sup>:** 0.1549

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

UTT MICHAEL R

UTT RITA

**Primary Owner Address:**

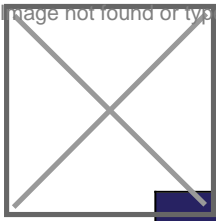
2901 6TH AVE  
FORT WORTH, TX 76110-3433

**Deed Date:** 12/15/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213003728](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHMEDEL KURT	5/6/2009	<a href="#">D209129796</a>	0000000	0000000
UTT MICHAEL R;UTT RITA R	10/5/1987	00090900001684	0009090	0001684
MCLENDON GAYLA D	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 <sup>+</sup>
2025	\$81,632	\$135,000	\$216,632	\$216,632
2024	\$118,880	\$135,000	\$253,880	\$253,880
2023	\$117,000	\$135,000	\$252,000	\$252,000
2022	\$129,426	\$45,000	\$174,426	\$174,426
2021	\$93,000	\$45,000	\$138,000	\$138,000
2020	\$93,000	\$45,000	\$138,000	\$138,000

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

There are no exemptions for this property

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.