



Address: [2716 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-27-5
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7126730555
Longitude: -97.3429875027
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 5

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: 5/24/2024

Site Number: 02587939

Site Name: RYAN PLACE ADDITION-27-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 892

Percent Complete: 100%

Land Sqft^{*}: 6,750

Land Acres^{*}: 0.1549

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:

ROBERT DAN L

Primary Owner Address:

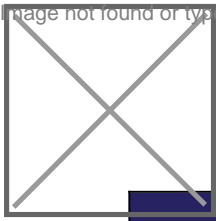
275 UNION HILL RD
MINERAL WELLS, TX 76067

Deed Date: 5/19/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206154903](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
PRIVITT COLLEEN	9/12/2005	D206132204	0000000	0000000
SPIVEY HARRIET LUCILLE	12/24/1996	000000000000000	0000000	0000000
SPIVEY H;SPIVEY REECE A EST	12/31/1900	00019660000290	0001966	0000290

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	\$125,000	\$135,000	\$260,000	\$260,000
2024	\$125,000	\$135,000	\$260,000	\$260,000
2023	\$119,000	\$135,000	\$254,000	\$254,000
2022	\$134,584	\$45,000	\$179,584	\$179,584
2021	\$88,177	\$45,000	\$133,177	\$133,177
2020	\$88,177	\$45,000	\$133,177	\$133,177

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.