



Address: [2724 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-27-7
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7123978659
Longitude: -97.342990051
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 7

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: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$171,150

Protest Deadline Date: 5/24/2024

Site Number: 02587955

Site Name: RYAN PLACE ADDITION-27-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,037

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:

LABACA PROPERTIES LLC

Primary Owner Address:

3738 HULEN PARK DR
FORT WORTH, TX 76109

Deed Date: 12/30/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213325330](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEITH LAVONNE;KEITH STEPHEN H	12/28/2006	D207009378	0000000	0000000
S & L KEITH LP	7/7/2006	D206235639	0000000	0000000
KEITH STEPHEN	2/14/1996	00124670001115	0012467	0001115
BRYAN JEANNE;BRYAN WILLIAM	3/13/1991	00102050000004	0010205	0000004
BRYAN JEANNE P;BRYAN WILLIAM C	1/3/1989	00094860000547	0009486	0000547
PALMER LINDA;PALMER STUART	1/8/1985	00080530000346	0008053	0000346
WILLIAM C BRYAN	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	\$7,328	\$135,000	\$142,328	\$142,328
2024	\$36,150	\$135,000	\$171,150	\$156,096
2023	\$1,080	\$129,000	\$130,080	\$130,080
2022	\$40,080	\$45,000	\$85,080	\$85,080
2021	\$38,295	\$45,000	\$83,295	\$83,295
2020	\$51,115	\$45,000	\$96,115	\$96,115

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.