



Address: [2728 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-27-8
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7122602072
Longitude: -97.3429911331
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 8

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: 02587963

Site Name: RYAN PLACE ADDITION-27-8

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:

YELDELL HANNAH

Primary Owner Address:

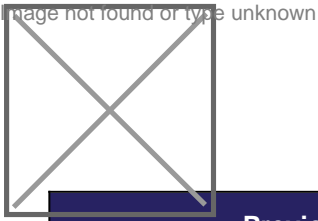
1001 JACK OLIVER RD
MEXIA, TX 76667

Deed Date: 4/29/2021

Deed Volume:

Deed Page:

Instrument: [D221124647](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
EQUILUTIONS LLC	12/21/2020	D220338343		
SANCHEZ JOSE ROBERTO;SANCHEZ MARIA	9/12/1994	00117300000256	0011730	0000256
EMERALD DOLPHIN ENTERPRISES	4/5/1994	00115300000746	0011530	0000746
HARRIS ELMER C	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	\$185,826	\$135,000	\$320,826	\$320,826
2024	\$185,826	\$135,000	\$320,826	\$320,826
2023	\$166,577	\$135,000	\$301,577	\$301,577
2022	\$167,403	\$45,000	\$212,403	\$212,403
2021	\$129,986	\$45,000	\$174,986	\$174,986
2020	\$147,106	\$45,000	\$192,106	\$183,949

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.