



Address: [2732 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-27-9
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.71212288
Longitude: -97.3429925169
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 9

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: \$462,921

Protest Deadline Date: 5/24/2024

Site Number: 02587971

Site Name: RYAN PLACE ADDITION-27-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,147

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:

TICE TREVOR

RHAMES NATALIE

Primary Owner Address:

2732 RYAN AVE

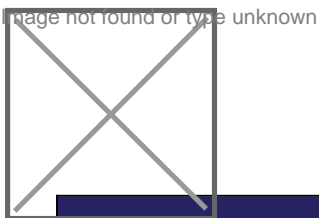
FORT WORTH, TX 76110

Deed Date: 3/28/2025

Deed Volume:

Deed Page:

Instrument: [D225053361](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALBA JOSHUA LAUREN;ALBA NIKKI LEIGH	3/9/2021	D221065916		
NOBLE MORTGAGE & INVESTMENTS LLC	6/17/2019	D219130812		
PURSUIT MARKETING GROUP LLC	8/29/2018	D218197544		
TNT HOME DESIGN LLC	1/6/2015	D215028101		
CERVANTES ELISA;CERVANTES RUMALDO	7/12/2004	D204226466	0000000	0000000
RODRIGUEZ MARIA E	2/25/2002	00155480000352	0015548	0000352
RODRIGUEZ JUAN C;RODRIGUEZ MARIA E	12/16/1993	00113730002362	0011373	0002362
NEIL JAMES E;NEIL LYNNE	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	\$240,000	\$135,000	\$375,000	\$375,000
2024	\$327,921	\$135,000	\$462,921	\$451,964
2023	\$241,637	\$135,000	\$376,637	\$376,637
2022	\$280,738	\$45,000	\$325,738	\$325,738
2021	\$137,623	\$45,000	\$182,623	\$182,623
2020	\$120,943	\$45,000	\$165,943	\$165,943

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.