



Address: [2844 6TH AVE](#)
City: FORT WORTH
Georeference: 36890-28-11
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.709786728
Longitude: -97.3408637935
TAD Map: 2048-376
MAPSCO: TAR-076Z



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
28 Lot 11 & 12

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: 1938

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$601,748

Protest Deadline Date: 5/24/2024

Site Number: 02588242

Site Name: RYAN PLACE ADDITION-28-11-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,820

Percent Complete: 100%

Land Sqft^{*}: 19,600

Land Acres^{*}: 0.4499

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LUSBY RACHEL D

Primary Owner Address:

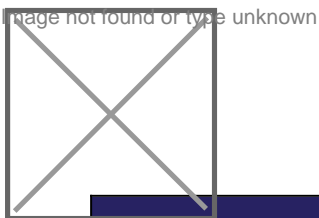
2844 6TH AVE
FORT WORTH, TX 76110

Deed Date: 7/18/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211197830](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VELEZ YOLANDA Y	6/30/2007	D207231856	0000000	0000000
VELEZ ANGEL A	10/10/2002	00160580000288	0016058	0000288
ROGERS RANDY S;ROGERS TRACY D	10/31/2000	00145910000257	0014591	0000257
BAKER BILL J;BAKER CHARLENE J	6/15/1984	00078600000619	0007860	0000619
JAN ACOLA RATJEN	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	\$383,748	\$218,000	\$601,748	\$601,748
2024	\$383,748	\$218,000	\$601,748	\$574,596
2023	\$391,012	\$218,000	\$609,012	\$522,360
2022	\$317,373	\$157,500	\$474,873	\$474,873
2021	\$405,069	\$157,500	\$562,569	\$560,151
2020	\$351,728	\$157,500	\$509,228	\$509,228

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

- HOMESTEAD GENERAL 11.13(b)

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.