



**Address:** [2806 5TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-29-3-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7110126564  
**Longitude:** -97.3394460304  
**TAD Map:** 2048-376  
**MAPSCO:** TAR-076V



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  
29 Lot 3 & S 90' LT 2

**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:** 1924

**Personal Property Account:** N/A

**Agent:** NORTH TEXAS PROPERTY TAX SERV (00855)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02588269

**Site Name:** RYAN PLACE ADDITION-29-3-30

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,926

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,140

**Land Acres<sup>\*</sup>:** 0.3016

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

SUMMERS MARIA

**Primary Owner Address:**

2806 5TH AVE  
FORT WORTH, TX 76110-3005

**Deed Date:** 7/18/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211174252](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUMMERS DAVID D;SUMMERS MARIA D	2/28/2005	<a href="#">D205057125</a>	0000000	0000000
ST CLAIAR TED R JR	1/27/2005	<a href="#">D205032405</a>	0000000	0000000
ST CLAIR AMY;ST CLAIR TED JR	9/6/1988	00093760001790	0009376	0001790
HOFFMAN CHARLES EST	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 <sup>+</sup>
2025	\$387,361	\$185,700	\$573,061	\$573,061
2024	\$387,361	\$185,700	\$573,061	\$573,061
2023	\$466,447	\$185,700	\$652,147	\$552,860
2022	\$367,600	\$135,000	\$502,600	\$502,600
2021	\$380,000	\$135,000	\$515,000	\$515,000
2020	\$380,000	\$135,000	\$515,000	\$515,000

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.