



Address: [2812 RYAN PLACE DR](#)
City: FORT WORTH
Georeference: 36890-30-4
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.710716901
Longitude: -97.3382699881
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
30 Lot 4

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: 1950

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/24/2024

Site Number: 02588447

Site Name: RYAN PLACE ADDITION-30-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,234

Percent Complete: 100%

Land Sqft^{*}: 8,400

Land Acres^{*}: 0.1928

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:

PARHAM FAMILY, LLC

Primary Owner Address:

2516 RYAN PLACE DR
FORT WORTH, TX 76110

Deed Date: 9/11/2014

Deed Volume:

Deed Page:

Instrument: [D214202498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROE LINDA PHILLIPS	4/16/2009	000000000000000	0000000	0000000
PHILLIPS CHARLES EMERY EST	1/6/2007	000000000000000	0000000	0000000
PHILLIPS CHARLES;PHILLIPS WANDA EST	12/31/1900	000000000000000	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	\$91,000	\$162,000	\$253,000	\$253,000
2024	\$91,000	\$162,000	\$253,000	\$253,000
2023	\$88,000	\$162,000	\$250,000	\$250,000
2022	\$91,334	\$90,000	\$181,334	\$181,334
2021	\$90,000	\$90,000	\$180,000	\$180,000
2020	\$90,000	\$90,000	\$180,000	\$180,000

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

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.