



Address: [2828 RYAN PLACE DR](#)
City: FORT WORTH
Georeference: 36890-30-8
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7100583639
Longitude: -97.3382695114
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 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: 1950

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$422,167

Protest Deadline Date: 5/24/2024

Site Number: 02588498

Site Name: RYAN PLACE ADDITION-30-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,294

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:

BERRY SARAH K

Primary Owner Address:

2828 RYAN PLACE DR
FORT WORTH, TX 76110

Deed Date: 12/1/2021

Deed Volume:

Deed Page:

Instrument: [D221351712](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| MADIGAN DENNIS F;SHEFFIELD SONDR | 7/13/2016 | D216158781 | | |
| MCKINNEY HOLLY;MCKINNEY JUSTIN M | 5/13/2013 | D213123071 | 0000000 | 0000000 |
| BARNEY ROBERT W | 4/20/2012 | D212096093 | 0000000 | 0000000 |
| FIRST NAT BANK OF WEATHERFORD | 8/3/2010 | D210189337 | 0000000 | 0000000 |
| MIDDLETON DORIS | 2/26/2009 | D209053284 | 0000000 | 0000000 |
| MIDDLETON BRANT | 3/5/2001 | 00147660000393 | 0014766 | 0000393 |
| SONNIER LOIS A | 4/25/1996 | 00123820000146 | 0012382 | 0000146 |
| WISE MICHAEL ALLEN | 8/28/1991 | 00103710001419 | 0010371 | 0001419 |
| DAVIS VIRGINIA | 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 | \$260,167 | \$162,000 | \$422,167 | \$406,702 |
| 2024 | \$260,167 | \$162,000 | \$422,167 | \$369,729 |
| 2023 | \$264,269 | \$162,000 | \$426,269 | \$336,117 |
| 2022 | \$215,561 | \$90,000 | \$305,561 | \$305,561 |
| 2021 | \$200,342 | \$90,000 | \$290,342 | \$290,342 |
| 2020 | \$180,657 | \$90,000 | \$270,657 | \$270,657 |

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.