



**Address:** [2845 5TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-30-13  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7097061559  
**Longitude:** -97.3387894839  
**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 13

**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:** 1926

**Personal Property Account:** N/A

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

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

**Site Number:** 02588536

**Site Name:** RYAN PLACE ADDITION-30-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,532

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**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:**

HAVIS CHARLES H  
HAVIS ENID J

**Primary Owner Address:**

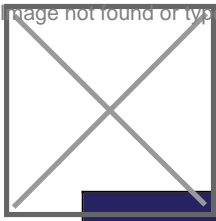
2845 5TH AVE  
FORT WORTH, TX 76110-3006

**Deed Date:** 7/18/2002

**Deed Volume:** 0015887

**Deed Page:** 0000173

**Instrument:** 00158870000173



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUINAN GLENDA G;GUINAN ROBERT B	7/12/1985	00082830000330	0008283	0000330
BRIDGES P L;BRIDGES SHERIDAN	1/1/1982	00074200000876	0007420	0000876
SABA;SABA JOHN L	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	\$398,523	\$140,000	\$538,523	\$538,523
2024	\$398,523	\$140,000	\$538,523	\$538,523
2023	\$435,000	\$140,000	\$575,000	\$517,990
2022	\$380,900	\$90,000	\$470,900	\$470,900
2021	\$380,900	\$90,000	\$470,900	\$470,900
2020	\$454,313	\$87,687	\$542,000	\$542,000

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.