



**Address:** [2831 5TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-30-16-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7101997203  
**Longitude:** -97.3387867806  
**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 N1/2 16 & S3/4 17

**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:** 1927

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$550,000

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

**Site Number:** 02588560

**Site Name:** RYAN PLACE ADDITION-30-16-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,216

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,750

**Land Acres<sup>\*</sup>:** 0.2008

**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:**

ADLER MARGARET C

**Primary Owner Address:**

2831 FIFTH AVE  
FORT WORTH, TX 76110

**Deed Date:** 8/3/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218172993](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLYNN OLIVIA SEIBERT	2/15/2018	<a href="#">D218172992</a>		
FLYNN MICHAEL H;FLYNN OLIVIA	7/13/2006	<a href="#">D206225012</a>	0000000	0000000
MEDOFF LYNN A	5/6/2005	<a href="#">D205140794</a>	0000000	0000000
NESSER MARY ELLEN;NESSER NOEL L	4/25/1995	00119580001530	0011958	0001530
KELSEY P;KELSEY ROBERT B JR	5/7/1984	00078300002208	0007830	0002208
LAVERNE SKIPWORTH	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	\$386,250	\$163,750	\$550,000	\$550,000
2024	\$386,250	\$163,750	\$550,000	\$521,085
2023	\$426,845	\$163,750	\$590,595	\$473,714
2022	\$329,456	\$112,500	\$441,956	\$430,649
2021	\$278,999	\$112,500	\$391,499	\$391,499
2020	\$287,500	\$112,500	\$400,000	\$400,000

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.