



**Address:** [2811 5TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-30-21-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7107961195  
**Longitude:** -97.3387848096  
**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 21 & N1/2 20

**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:** 1954

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$465,000

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

**Site Number:** 02588595

**Site Name:** RYAN PLACE ADDITION-30-21-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,639

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,500

**Land Acres<sup>\*</sup>:** 0.2410

**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:**

SHRESTHA DAZZLE

SHRESTHA MANJU

**Primary Owner Address:**

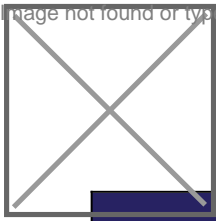
2811 5TH AVE  
FORT WORTH, TX 76110-3006

**Deed Date:** 2/21/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206063734](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CANARD CHRISTOPHER;CANARD S R	7/24/2003	<a href="#">D203271996</a>	0016984	0000376
HORNER APRIL WHITT ETAL	7/20/1988	00095240000611	0009524	0000611
LOSOYA RODOLFO	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	\$271,500	\$172,500	\$444,000	\$444,000
2024	\$292,500	\$172,500	\$465,000	\$405,956
2023	\$326,545	\$172,500	\$499,045	\$369,051
2022	\$275,083	\$112,500	\$387,583	\$335,501
2021	\$192,501	\$112,500	\$305,001	\$305,001
2020	\$192,500	\$112,500	\$305,000	\$305,000

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.