



Address: [2821 RYAN PLACE DR](#)
City: FORT WORTH
Georeference: 36890-31-6
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7103859477
Longitude: -97.3376149328
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
31 Lot 6

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$423,508

Protest Deadline Date: 5/24/2024

Site Number: 02588684

Site Name: RYAN PLACE ADDITION-31-6

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,452

Percent Complete: 100%

Land Sqft^{*}: 7,920

Land Acres^{*}: 0.1818

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:

MARSH KRISTINA K

Primary Owner Address:

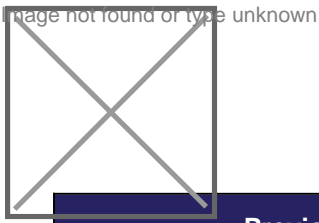
2821 RYAN PLACE DR
FORT WORTH, TX 76110

Deed Date: 3/5/2018

Deed Volume:

Deed Page:

Instrument: [D218048048](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VANDIVER & ASSOCIATES LLC	1/11/2018	D218011999		
HEB HOMES LLC	1/11/2018	D218011996		
HANDY BETHANY;HANDY CHRISTOPH	11/21/2008	D208438691	0000000	0000000
SMITH MARY B;SMITH ROYSE JR	4/26/1996	00123470001925	0012347	0001925
PURSELLEY GLENN;PURSELLEY KATHERIN	9/19/1989	00097090001449	0009709	0001449
JEFFRIES CLINTON E ESTA	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	\$265,108	\$158,400	\$423,508	\$409,097
2024	\$265,108	\$158,400	\$423,508	\$371,906
2023	\$269,423	\$158,400	\$427,823	\$338,096
2022	\$217,360	\$90,000	\$307,360	\$307,360
2021	\$201,049	\$90,000	\$291,049	\$291,049
2020	\$180,602	\$90,000	\$270,602	\$270,602

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.