



**Address:** [2921 RYAN PLACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36890-32-F  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7084977673  
**Longitude:** -97.3376658227  
**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  
32 Lot F

**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:** 1951

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

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

**Notice Value:** \$401,009

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

**Site Number:** 02588781

**Site Name:** RYAN PLACE ADDITION-32-F

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,262

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,220

**Land Acres<sup>\*</sup>:** 0.2346

**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:**

GUZMAN SALVADOR G

**Primary Owner Address:**

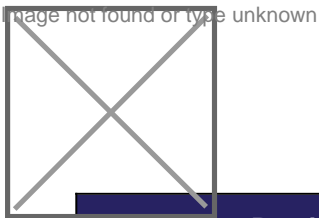
2921 RYAN PLACE DR  
FORT WORTH, TX 76110-3424

**Deed Date:** 5/14/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-22-095894



Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUZMAN SALVADOR G;GUZMAN TERESA	5/20/1993	00110710001408	0011071	0001408
SECRETARY OF HUD	7/8/1992	00107330001374	0010733	0001374
GOVERNMENT NATIONAL MTG ASSN	7/7/1992	00107030001505	0010703	0001505
FAHERTY FRANK P III	3/18/1983	00075670001505	0007567	0001505

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	\$229,909	\$171,100	\$401,009	\$349,601
2024	\$229,909	\$171,100	\$401,009	\$317,819
2023	\$222,461	\$171,100	\$393,561	\$288,926
2022	\$178,285	\$84,375	\$262,660	\$262,660
2021	\$178,285	\$84,375	\$262,660	\$262,660
2020	\$178,284	\$84,376	\$262,660	\$243,832

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.