



Address: [2925 RYAN PLACE DR](#)
City: FORT WORTH
Georeference: 36890-32-G
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7083261024
Longitude: -97.3377733574
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 G

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: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 5/24/2024

Site Number: 02588803

Site Name: RYAN PLACE ADDITION-32-G

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,765

Percent Complete: 100%

Land Sqft^{*}: 8,370

Land Acres^{*}: 0.1921

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:

GARCIA MIGUEL A
SANCHEZ REBECCA

Primary Owner Address:

2925 RYAN PLACE DR
FORT WORTH, TX 76110

Deed Date: 8/22/2022

Deed Volume:

Deed Page:

Instrument: [D222209309](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHULMAN ERIC BERNARD;SHULMAN JESSICA NENOW	4/8/2019	D219076281-CWD		
PUTTERMAN NOAH D;WORTHINGTON SHANNON	4/26/2017	D217092384		
SCHAFER BRIAN M	9/23/2013	D213250677	0000000	0000000
JOHNSON KRISTI L	7/2/2003	00169110000225	0016911	0000225
FED NATIONAL MORTGAGE ASSOC	3/4/2003	00164620000132	0016462	0000132
RHOADES DONALD	6/21/2002	00157840000042	0015784	0000042
CENTEX HOME EQUITY CO INC	3/6/2001	00147690000441	0014769	0000441
PRESLEY RILLER	7/1/2000	00144230000306	0014423	0000306
MILLER JOE	6/30/2000	00144230000312	0014423	0000312
MBMM INC	4/15/1999	00137630000492	0013763	0000492
DIETRICH ANN WEST	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 ⁺
2025	\$238,581	\$161,850	\$400,431	\$400,431
2024	\$238,581	\$161,850	\$400,431	\$400,431
2023	\$336,693	\$161,850	\$498,543	\$498,543
2022	\$217,279	\$90,000	\$307,279	\$286,000
2021	\$170,000	\$90,000	\$260,000	\$260,000
2020	\$170,000	\$90,000	\$260,000	\$260,000

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.