



**Address:** [3021 RYAN PLACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36890-32-19  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7070740489  
**Longitude:** -97.3386667229  
**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 19

**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:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 02588900

**Site Name:** RYAN PLACE ADDITION-32-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,386

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,750

**Land Acres<sup>\*</sup>:** 0.1549

**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:**

PARHAM FAMILY LLC

**Primary Owner Address:**

2516 RYAN PLACE DR  
FORT WORTH, TX 76110

**Deed Date:** 12/10/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213005708](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARHAM LINDA E;PARHAM RANDY A	7/19/2010	<a href="#">D210179142</a>	0000000	0000000
SMITH MARGARET C	1/3/1989	00094780001107	0009478	0001107
SMITH MARGARET ETAL	11/14/1988	00094330002350	0009433	0002350
HARVEY J SMITH ETUX MARGARET	10/20/1949	00021310000261	0002131	0000261

## 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	\$98,000	\$135,000	\$233,000	\$233,000
2024	\$98,000	\$135,000	\$233,000	\$233,000
2023	\$100,000	\$135,000	\$235,000	\$235,000
2022	\$98,683	\$90,000	\$188,683	\$188,683
2021	\$110,000	\$90,000	\$200,000	\$200,000
2020	\$110,000	\$90,000	\$200,000	\$200,000

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

There are no exemptions for this property

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.