



**Address:** [2901 6TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-34-23A  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7094045245  
**Longitude:** -97.3401369097  
**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  
34 Lot 23A & 24

**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:** 1952

**Personal Property Account:** N/A

**Agent:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$433,141

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

**Site Number:** 02589397

**Site Name:** RYAN PLACE ADDITION-34-23A-20

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

**Parcels:** 1

**Approximate Size** <sup>+++</sup>: 1,778

**Percent Complete:** 100%

**Land Sqft** <sup>\*</sup>: 8,400

**Land Acres** <sup>\*</sup>: 0.1928

**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:**

UTT MICHAEL R

UTT RITA

**Primary Owner Address:**

2901 6TH AVE  
FORT WORTH, TX 76110-3433

**Deed Date:** 8/29/1996

**Deed Volume:** 0012502

**Deed Page:** 0000773

**Instrument:** 00125020000773



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FACTOR ABRAHAM	4/1/1982	00000030000125	0000003	0000125

## 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	\$253,815	\$162,000	\$415,815	\$395,306
2024	\$271,141	\$162,000	\$433,141	\$359,369
2023	\$284,000	\$162,000	\$446,000	\$326,699
2022	\$233,344	\$90,000	\$323,344	\$296,999
2021	\$179,999	\$90,000	\$269,999	\$269,999
2020	\$179,999	\$90,000	\$269,999	\$269,999

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.