



Address: [2912 6TH AVE](#)
City: FORT WORTH
Georeference: 36890-35-4-30
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7090449627
Longitude: -97.3408885359
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
35 Lot 4 & S1/2 3

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: 1946

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 7/12/2024

Site Number: 02589419

Site Name: RYAN PLACE ADDITION-35-4-30

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,400

Percent Complete: 100%

Land Sqft^{*}: 13,950

Land Acres^{*}: 0.3202

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PEDROTTY STEPHANIE LYN
PEDROTTY PAUL

Primary Owner Address:

2912 6TH AVE
FORT WORTH, TX 76110

Deed Date: 11/2/2023

Deed Volume:

Deed Page:

Instrument: [D223198452](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CROY CATHY;DANNEMILLER MARK	4/11/2018	D218077375		
BARR BRADEN;O'KEEFE PATRICIA	5/2/2017	D217109396		
HINTZ DANIEL	7/10/2015	D215152546		
ESTRADA LUIS	5/5/2005	D205130746	0000000	0000000
RITSCH FREDERICK;RITSCH MARGARE	7/8/2004	D204219160	0000000	0000000
MCDANIEL LINDA E	9/10/1992	00107800000303	0010780	0000303
OVERTON PK UNITED METH CH FDN	9/15/1991	00103960001761	0010396	0001761
CASKEY CHALMERS EST ETAL	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	\$429,810	\$189,750	\$619,560	\$619,560
2024	\$429,810	\$189,750	\$619,560	\$619,560
2023	\$468,396	\$189,750	\$658,146	\$523,073
2022	\$340,521	\$135,000	\$475,521	\$475,521
2021	\$309,511	\$135,000	\$444,511	\$444,511
2020	\$309,511	\$135,000	\$444,511	\$444,511

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.