



**Address:** [2920 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-18-6-11  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7087393965  
**Longitude:** -97.3431014284  
**TAD Map:** 2048-376  
**MAPSCO:** TAR-076Y



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This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** RYAN SOUTH, JOHN C  
ADDITION Block 18 Lot 6 LESS SWC

**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:** 1942

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02603691

**Site Name:** RYAN SOUTH, JOHN C ADDITION-18-6-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,688

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**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:**

WILLIAM RANDALL SHAPIRO & BRANDI LETRICE SHAPIRO LIVING TRUST

**Primary Owner Address:**

2380 KLINGER RD  
ARLINGTON, TX 76016

**Deed Date:** 4/22/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225070578](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAPIRO BRANDI LETRICE	6/3/2022	<a href="#">D222143367</a>		
NICOLAIDES APRIL	2/4/2020	<a href="#">D220039452</a>		
MCGHEE ELIZABETH ERIN	11/2/2017	<a href="#">D217259353</a>		
VANDIVER & ASSOCIATES, LLC	7/10/2017	<a href="#">D217158976</a>		
HEB HOMES LLC	7/10/2017	<a href="#">D217158975</a>		
HEPWORTH MICHELLE	9/3/2002	00159480000132	0015948	0000132
RECIO DUANE	2/26/2001	00147720000134	0014772	0000134
DELOACH STEVE	2/8/1999	00138560000083	0013856	0000083
SIMONS JO ANN D	2/7/1998	00138560000082	0013856	0000082
SMITH TERRY JO	3/9/1983	00074600002231	0007460	0002231

## 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	\$235,000	\$125,000	\$360,000	\$360,000
2024	\$247,000	\$125,000	\$372,000	\$372,000
2023	\$246,468	\$125,000	\$371,468	\$371,468
2022	\$299,669	\$45,000	\$344,669	\$344,669
2021	\$287,778	\$45,000	\$332,778	\$332,778
2020	\$268,857	\$45,000	\$313,857	\$313,857

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

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## Tarrant Appraisal District Property Information | PDF

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.