



**Address:** [2912 5TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-34-5-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7088674481  
**Longitude:** -97.3395341011  
**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 5 SPT 4 & NPT 6

**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:** 1926

**Personal Property Account:** N/A

**Agent:** QUATRO TAX LLC (11627)

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

**Site Number:** 04694732

**Site Name:** RYAN PLACE ADDITION-34-5-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,982

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 19,190

**Land Acres<sup>\*</sup>:** 0.4405

**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:**

CRADDOCK JOHN

**Primary Owner Address:**

2912 5TH AVE  
FORT WORTH, TX 76110

**Deed Date:** 10/26/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222257471](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DOWNS ALISON K;DOWNS ANDRAY J	4/17/2020	<a href="#">D220088820</a>		
SCHRODER KAREN R;SCHRODER PETER C	7/6/2010	<a href="#">D210166009</a>	0000000	0000000
MARCOS LAURA;MARCOS MANUEL	5/14/2004	<a href="#">D204151930</a>	0000000	0000000
SCHWARTZ J P;SCHWARTZ KATI D	9/19/1990	00100510001385	0010051	0001385
NICHOLS R V	12/31/1900	000000000000000	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 <sup>+</sup>
2025	\$558,209	\$215,950	\$774,159	\$774,159
2024	\$558,209	\$215,950	\$774,159	\$774,159
2023	\$583,441	\$215,950	\$799,391	\$799,391
2022	\$418,073	\$157,500	\$575,573	\$575,573
2021	\$405,911	\$157,500	\$563,411	\$563,411
2020	\$405,911	\$157,500	\$563,411	\$563,411

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.