



Address: [2945 RYAN PLACE DR](#)
City: FORT WORTH
Georeference: 36890-32-14R
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050D

Latitude: 32.7076313845
Longitude: -97.3382711163
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 14R

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)

Site Number: 06416438
Site Name: RYAN PLACE ADDITION-32-14R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size+++: 2,553
Percent Complete: 100%
Land Sqft*: 10,125
Land Acres*: 0.2324
Pool: N

State Code: A

Year Built: 1951

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$640,673

Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

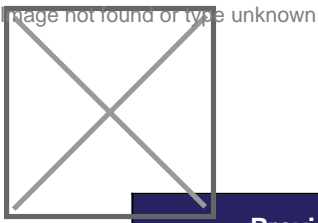
Current Owner:

POLLARD SARA M
POLLARD JASON T

Primary Owner Address:

2945 RYAN PL
FORT WORTH, TX 76110

Deed Date: 5/24/2021
Deed Volume:
Deed Page:
Instrument: [D221149982](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAYDREAM DESIGN HOMES INC	2/24/2020	D220048246		
HALE IRMA MAXINE	1/1/1990	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	\$470,048	\$170,625	\$640,673	\$491,203
2024	\$470,048	\$170,625	\$640,673	\$446,548
2023	\$369,375	\$170,625	\$540,000	\$405,953
2022	\$256,548	\$112,500	\$369,048	\$369,048
2021	\$143,650	\$112,500	\$256,150	\$256,150
2020	\$226,250	\$112,500	\$338,750	\$338,750

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.