



Address: [2317 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-2-10R2
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7174256337
Longitude: -97.342286643
TAD Map: 2048-380
MAPSCO: TAR-076V



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 2
Lot 10R2

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: 2009

Personal Property Account: N/A

Agent: THE GALLAGHER FIRM PLLC (11961)

Notice Sent Date: 4/15/2025

Notice Value: \$861,946

Protest Deadline Date: 5/24/2024

Site Number: 41434943
Site Name: RYAN PLACE ADDITION-2-10R2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,696
Percent Complete: 100%
Land Sqft^{*}: 7,405
Land Acres^{*}: 0.1699
Pool: Y

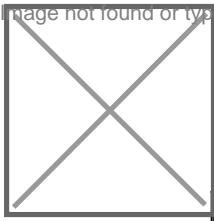
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
RUSSELL BRIANNE
Primary Owner Address:
2317 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 8/22/2014
Deed Volume:
Deed Page:
Instrument: [D214184748](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NUSSER DENISE K	6/4/2009	D209151514	0000000	0000000
CLARITY HOMES LTD	1/1/2008	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 ⁺
2025	\$699,036	\$162,910	\$861,946	\$734,752
2024	\$699,036	\$162,910	\$861,946	\$667,956
2023	\$540,090	\$162,910	\$703,000	\$607,233
2022	\$480,908	\$90,000	\$570,908	\$552,030
2021	\$411,845	\$90,000	\$501,845	\$501,845
2020	\$485,164	\$90,000	\$575,164	\$575,164

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.