

Property Information | PDF Account Number: 02583712

LOCATION

Address: 2312 RYAN AVE
City: FORT WORTH
Georeference: 36890-1-7R

Subdivision: RYAN PLACE ADDITION

Neighborhood Code: 4T050A

**Latitude:** 32.717568524 **Longitude:** -97.3429577922

**TAD Map:** 2048-380 **MAPSCO:** TAR-076U





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

## PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block 1

Lot 7R

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: 1947

Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

Site Number: 02583712

**Site Name:** RYAN PLACE ADDITION-1-7R **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,358
Percent Complete: 100%

**Land Sqft\***: 6,075 **Land Acres\***: 0.1394

Pool: N

+++ Rounded

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



## **OWNER INFORMATION**

 Current Owner:
 Deed Date: 10/5/2005

 AL-RIHANI MARWAN
 Deed Volume: 0000000

 Primary Owner Address:
 Deed Page: 0000000

 2312 RYAN AVE
 Instrument: D208049017

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RESENDEZ AYDEE;RESENDEZ FELICIANO	8/18/1995	00120870002163	0012087	0002163
PENLE INVESTMENTS CORP	7/14/1995	00120350001448	0012035	0001448
TEAM BANK	3/3/1992	00105490001843	0010549	0001843
MOORE STEVEN SCOTT	9/22/1983	00076200002054	0007620	0002054
MOORE SCOTT	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	\$0	\$0	\$0	\$0
2024	\$148,185	\$133,650	\$281,835	\$226,270
2023	\$144,088	\$133,650	\$277,738	\$205,700
2022	\$138,770	\$90,000	\$228,770	\$187,000
2021	\$80,000	\$90,000	\$170,000	\$170,000
2020	\$80,000	\$90,000	\$170,000	\$170,000

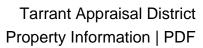
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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