



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.

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



OWNER INFORMATION

Current Owner:

AL-RIHANI MARWAN

Primary Owner Address:

2312 RYAN AVE
FORT WORTH, TX 76110-2521

Deed Date: 10/5/2005

Deed Volume: 0000000

Deed Page: 0000000

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.

+ 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.