



Address: [2321 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-2-11R
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7172743957
Longitude: -97.3422886812
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 2
Lot 11R

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: 02583917
Site Name: RYAN PLACE ADDITION-2-11R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,938
Percent Complete: 100%
Land Sqft^{*}: 8,820
Land Acres^{*}: 0.2024

State Code: A

Year Built: 2008

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00314)

Protest Deadline Date: 5/15/2025

+++ Rounded.

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



OWNER INFORMATION

Current Owner:

TOWNSEND MATTHEW
TOWNSEND JANICE

Deed Date: 3/13/2023

Deed Volume:

Deed Page:

Instrument: [D223040541](#)

Primary Owner Address:

2321 RYAN AVE
FORT WORTH, TX 76110

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEREDA SARA PALAS	7/9/2020	D220167433		
LYNCH SARA P;LYNCH SEAN M	9/14/2018	D218205896		
GAFFIELD BENSON W	7/26/2013	D213198498	0000000	0000000
NEWBURN ALICIA;NEWBURN PHILIP	2/28/2005	D205058922	0000000	0000000
ROY GAUTAM;ROY LINDA ROY	7/7/2004	D204220486	0000000	0000000
MAYS LARRY	1/15/1975	00057640000349	0005764	0000349
MAYS CHARLES	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	\$434,720	\$179,280	\$614,000	\$614,000
2023	\$469,448	\$179,280	\$648,728	\$556,629
2022	\$404,589	\$112,500	\$517,089	\$506,026
2021	\$347,524	\$112,500	\$460,024	\$460,024
2020	\$375,000	\$112,500	\$487,500	\$487,500

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.