

## LOCATION

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**Address:** [2516 RYAN PLACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36890-10-11  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7150721979  
**Longitude:** -97.3382382903  
**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

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**Legal Description:** RYAN PLACE ADDITION Block  
10 Lot 11 & 12

**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:** 1922

**Personal Property Account:** N/A

**Agent:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 02584948

**Site Name:** RYAN PLACE ADDITION-10-11-20

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,915

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,000

**Land Acres<sup>\*</sup>:** 0.3213

**Pool:** Y

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

PARHAM RANDY A  
PARHAM LINDA E

**Primary Owner Address:**

2516 RYAN PLACE DR  
FORT WORTH, TX 76110-2505

**Deed Date:** 7/8/2004

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D204220274](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROADSTREET RALPH D	6/4/1999	00138860000358	0013886	0000358
SYKES ROY M	7/7/1998	00133170000357	0013317	0000357
SYKES ROY M	12/31/1900	00053020000289	0005302	0000289

## 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$795,703	\$200,000	\$995,703	\$889,350
2023	\$661,000	\$200,000	\$861,000	\$808,500
2022	\$600,000	\$135,000	\$735,000	\$735,000
2021	\$550,546	\$135,000	\$685,546	\$685,546
2020	\$694,169	\$135,000	\$829,169	\$820,862

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.