



**Address:** [2525 5TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-10-19-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7146970922  
**Longitude:** -97.3387418659  
**TAD Map:** 2048-380  
**MAPSCO:** TAR-076V



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

## PROPERTY DATA

**Legal Description:** RYAN PLACE ADDITION Block  
10 Lot 19 & N 1/2 18

**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:** 1918

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02584972

**Site Name:** RYAN PLACE ADDITION-10-19-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,052

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,500

**Land Acres<sup>\*</sup>:** 0.2410

**Pool:** N

<sup>+++</sup> Rounded.

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



## OWNER INFORMATION

**Current Owner:**

GILLHAM KELLY  
CHAPMAN LOUIS PAUL

**Deed Date:** 5/10/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221221097](#)

**Primary Owner Address:**

2525 5TH AVE  
FORT WORTH, TX 76110-2509

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILLHAM KELLY	10/7/2016	<a href="#">D216240150</a>		
GILLHAM KELLY;GILLHAM WILLIAM M	4/15/1999	00137710000477	0013771	0000477
TOBIN ELIZABETH D	11/17/1997	00129790000583	0012979	0000583
SIMONS LILLIAN T EST	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	\$391,757	\$186,000	\$577,757	\$452,540
2023	\$364,245	\$186,000	\$550,245	\$411,400
2022	\$280,128	\$112,500	\$392,628	\$374,000
2021	\$227,500	\$112,500	\$340,000	\$340,000
2020	\$273,293	\$112,500	\$385,793	\$385,793

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.