

# Tarrant Appraisal District Property Information | PDF Account Number: 02585197

# Address: 2530 5TH AVE

City: FORT WORTH Georeference: 36890-11-15 Subdivision: RYAN PLACE ADDITION Neighborhood Code: 4T050A Latitude: 32.7145951433 Longitude: -97.3394189814 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 11 Lot 15

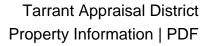
#### Jurisdictions:

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: 1915 Personal Property Account: N/A Agent: INTEGRATAX (00753) Protest Deadline Date: 5/15/2025

Site Number: 02585197 Site Name: RYAN PLACE ADDITION-11-15 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,930 Percent Complete: 100% Land Sqft<sup>\*</sup>: 6,750 Land Acres<sup>\*</sup>: 0.1549 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: WEST TERRI EVERETT Primary Owner Address: 2530 5TH AVE FORT WORTH, TX 76110-2508

Deed Date: 1/30/2006 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D206046384

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HODGKINS JAN E	9/23/1993	00112660001853	0011266	0001853
HARPER EARL V	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$271,556	\$148,500	\$420,056	\$372,680
2023	\$310,849	\$148,500	\$459,349	\$338,800
2022	\$218,000	\$90,000	\$308,000	\$308,000
2021	\$218,000	\$90,000	\$308,000	\$308,000
2020	\$229,000	\$90,000	\$319,000	\$319,000

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.