

Property Information | PDF

Account Number: 02585197



Address: <u>2530 5TH AVE</u>
City: FORT WORTH

Georeference: 36890-11-15

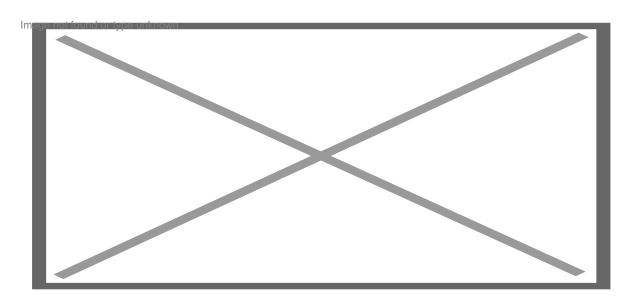
Subdivision: RYAN PLACE ADDITION

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+++: 1,930
Percent Complete: 100%

Land Sqft*: 6,750 Land Acres*: 0.1549

Pool: N

+++ Rounded

03-15-2025 Page 1

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



OWNER INFORMATION

Current Owner:Deed Date: 1/30/2006WEST TERRI EVERETTDeed Volume: 0000000Primary Owner Address:Deed Page: 00000002530 5TH AVEDeed Page: 0000000

FORT WORTH, TX 76110-2508 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	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	\$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.

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.

03-15-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.