



**Address:** [2412 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-14-5  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050A

**Latitude:** 32.7159874545  
**Longitude:** -97.3429651687  
**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  
14 Lot 5

**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:** 1944

**Personal Property Account:** N/A

**Agent:** QUATRO TAX LLC (11627)

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

**Site Number:** 02585901

**Site Name:** RYAN PLACE ADDITION-14-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 892

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,600

**Land Acres<sup>\*</sup>:** 0.1515

**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:**  
JANOSKI DAVID MICHAEL  
**Primary Owner Address:**  
2412 RYAN AVE  
FORT WORTH, TX 76110

**Deed Date:** 4/12/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219077922](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JANOSKI DAVID M;JANOSKI NICOLETTE A	1/15/2015	<a href="#">D215010450</a>		
Unlisted	6/24/2004	<a href="#">D204204553</a>	0000000	0000000
WITHERED BEN J	8/4/1994	00116840002300	0011684	0002300
HARVEY GEORGE NEAL	1/1/1982	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$92,857	\$145,200	\$238,057	\$199,650
2023	\$129,334	\$145,200	\$274,534	\$181,500
2022	\$116,079	\$90,000	\$206,079	\$165,000
2021	\$60,000	\$90,000	\$150,000	\$150,000
2020	\$60,000	\$90,000	\$150,000	\$150,000

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.