



Address: [2604 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-15-2
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7140544466
Longitude: -97.3429751327
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
15 Lot 2

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: 1943

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02586150

Site Name: RYAN PLACE ADDITION-15-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,328

Percent Complete: 100%

Land Sqft^{*}: 6,750

Land Acres^{*}: 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:

MCKENNA MICHAEL P
GONZALES LAUREN A

Primary Owner Address:

2604 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 10/15/2021

Deed Volume:

Deed Page:

Instrument: [D221303066](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FEASTER MAX S	11/29/2017	D217277585		
CYNTON PROPERTY SOLUTIONS LLC	6/9/2017	D217132976		
SHAW GREGORY M;SHAW KATHERYN	9/5/1985	00082990001431	0008299	0001431
TAYLOR D MICHELLE;TAYLOR TIM	5/16/1983	00075100000387	0007510	0000387

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	\$185,000	\$135,000	\$320,000	\$320,000
2023	\$170,000	\$135,000	\$305,000	\$294,477
2022	\$222,706	\$45,000	\$267,706	\$267,706
2021	\$181,015	\$45,000	\$226,015	\$226,015
2020	\$181,015	\$45,000	\$226,015	\$226,015

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.