

Account Number: 02586150

LOCATION

Address: <u>2604 RYAN AVE</u>
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

03-15-2025 Page 1

<sup>\*</sup> 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 Deed Date: 10/15/2021

GONZALES LAUREN A

Primary Owner Address:

Deed Volume:

Deed Page:

2604 RYAN AVE

FORT WORTH, TX 76110 Instrument: <u>D221303066</u>

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

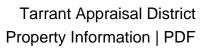
Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

• HOMESTEAD GENERAL 11.13(b)

03-15-2025 Page 2

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



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 3