



**Address:** [2618 5TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-18-5-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7136386878  
**Longitude:** -97.3394205036  
**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  
18 Lot 5 & S 1/2 4

**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:** 1918

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02586592

**Site Name:** RYAN PLACE ADDITION-18-5-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,861

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,855

**Land Acres<sup>\*</sup>:** 0.2262

**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:**  
CAGLE KARIN KNOWLES  
**Primary Owner Address:**  
2618 5TH AVE  
FORT WORTH, TX 76110

**Deed Date:** 11/11/1997  
**Deed Volume:** 0012976  
**Deed Page:** 0000568  
**Instrument:** 00129760000568

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARD HUGH C III;CARD JANE M	4/30/1991	00102430000368	0010243	0000368
WILLIS KATHLEEN K;WILLIS P JACK	5/20/1987	00089530000384	0008953	0000384
LUNSFORD CHARLOTTE;LUNSFORD LAMAR	7/8/1983	00075550001859	0007555	0001859
HARRY C JORDAN	12/31/1900	00035560000401	0003556	0000401

## 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	\$369,882	\$169,275	\$539,157	\$456,533
2023	\$377,251	\$169,275	\$546,526	\$415,030
2022	\$288,476	\$112,500	\$400,976	\$377,300
2021	\$230,500	\$112,500	\$343,000	\$343,000
2020	\$230,500	\$112,500	\$343,000	\$343,000

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.