

Account Number: 02586843

LOCATION

Address: 2721 RYAN PLACE DR

City: FORT WORTH

Georeference: 36890-22-5-30

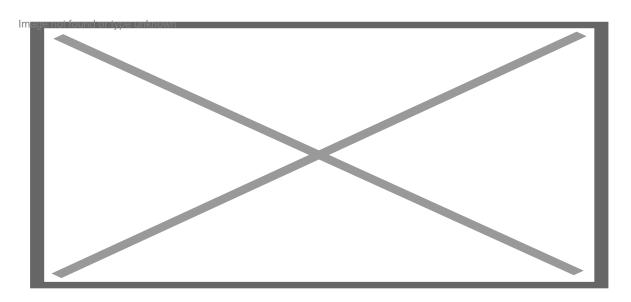
**Subdivision: RYAN PLACE ADDITION** 

Neighborhood Code: 4T050D

**Latitude:** 32.7126915271 **Longitude:** -97.3376102477

**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

22 Lot N40'5 & S20'4

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: 1948

Personal Property Account: N/A

Agent: None

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

**Site Number:** 02586843

Site Name: RYAN PLACE ADDITION-22-5-30 Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size +++: 1,878
Percent Complete: 100%

Land Sqft\*: 7,920 Land Acres\*: 0.1818

Pool: N

03-15-2025 Page 1

<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:** 

LEMUNYON JERRELL L LEMUNYON DONNA **Primary Owner Address:** 2721 RYAN PLACE DR

FORT WORTH, TX 76110-3126

Deed Date: 4/5/1990
Deed Volume: 0009894
Deed Page: 0000546

Instrument: 00098940000546

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHAW CORA LEE	10/20/1987	00091050001782	0009105	0001782
SHAW CORA;SHAW EDWIN J	3/14/1949	00020720000421	0002072	0000421

## **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	\$287,099	\$158,400	\$445,499	\$397,942
2023	\$292,820	\$158,400	\$451,220	\$361,765
2022	\$238,877	\$90,000	\$328,877	\$328,877
2021	\$222,497	\$90,000	\$312,497	\$311,562
2020	\$193,238	\$90,000	\$283,238	\$283,238

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

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