



**Address:** [2744 RYAN PLACE DR](#)  
**City:** FORT WORTH  
**Georeference:** 36890-23-12-30  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050D

**Latitude:** 32.7117024034  
**Longitude:** -97.3382710072  
**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  
23 Lot 12 & S 10' 11

**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:** 02587025

**Site Name:** RYAN PLACE ADDITION-23-12-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,368

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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:**

HILL MURRAY JR

**Primary Owner Address:**

2744 RYAN PLACE DR  
FORT WORTH, TX 76110-3125

**Deed Date:** 10/29/1993

**Deed Volume:** 0011358

**Deed Page:** 0000758

**Instrument:** 00113580000758

| Previous Owners      | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------|------------|----------------|-------------|-----------|
| UNITED BANK          | 1/5/1993   | 00109240000023 | 0010924     | 0000023   |
| LOICANO LARRY MARTIN | 12/31/1900 | 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 | \$212,923          | \$162,000   | \$374,923    | \$323,778                    |
| 2023 | \$217,140          | \$162,000   | \$379,140    | \$294,344                    |
| 2022 | \$177,585          | \$90,000    | \$267,585    | \$267,585                    |
| 2021 | \$165,588          | \$90,000    | \$255,588    | \$255,588                    |
| 2020 | \$143,938          | \$90,000    | \$233,938    | \$233,938                    |

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.