



**Address:** [2705 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-26-25  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7130781654  
**Longitude:** -97.3423117521  
**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  
26 Lot 25

**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:** 02587874

**Site Name:** RYAN PLACE ADDITION-26-25

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 922

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**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:**

MCCLUSKEY TERENCE M

**Primary Owner Address:**

2705 RYAN AVE  
FORT WORTH, TX 76110-3029

**Deed Date:** 11/18/1997

**Deed Volume:** 0012983

**Deed Page:** 0000059

**Instrument:** 00129830000059

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KERNS LLOYD R	10/30/1985	00053900000030	0005390	0000030
LLOYD R KERNS	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	\$156,298	\$140,000	\$296,298	\$226,762
2023	\$141,157	\$140,000	\$281,157	\$206,147
2022	\$142,406	\$45,000	\$187,406	\$187,406
2021	\$137,742	\$45,000	\$182,742	\$182,742
2020	\$121,513	\$45,000	\$166,513	\$166,513

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.