



Address: [2840 RYAN AVE](#)
City: FORT WORTH
Georeference: 36910-22-11
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7098748678
Longitude: -97.3430988023
TAD Map: 2048-376
MAPSCO: TAR-076Y



This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: RYAN SOUTH, JOHN C
ADDITION Block 22 Lot 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: 1945

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02604302

Site Name: RYAN SOUTH, JOHN C ADDITION-22-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 892

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

SANCHEZ JUVELIO
SANCHEZ MARY

Primary Owner Address:

2840 RYAN AVE
FORT WORTH, TX 76110-3030

Deed Date: 9/24/1998

Deed Volume: 0013455

Deed Page: 0000519

Instrument: 00134550000519

Previous Owners	Date	Instrument	Deed Volume	Deed Page
EASTERLY DOUGLAS D	12/7/1994	00118140000186	0011814	0000186
GEFFERT HARRY JR	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$156,991	\$125,000	\$281,991	\$228,077
2023	\$142,234	\$125,000	\$267,234	\$207,343
2022	\$143,494	\$45,000	\$188,494	\$188,494
2021	\$138,974	\$45,000	\$183,974	\$183,974
2020	\$122,773	\$45,000	\$167,773	\$167,773

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.