



Address: [2712 EVANS AVE](#)
City: FORT WORTH
Georeference: 36920-41-15
Subdivision: RYAN SOUTHEAST ADDITION
Neighborhood Code: 1H080A

Latitude: 32.7123722771
Longitude: -97.3186715104
TAD Map: 2054-380
MAPSCO: TAR-077T



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

PROPERTY DATA

Legal Description: RYAN SOUTHEAST ADDITION
Block 41 Lot 15

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: 1963

Personal Property Account: N/A

Agent: RYAN LLC (00320R)

Protest Deadline Date: 5/15/2025

Site Number: 02615851

Site Name: RYAN SOUTHEAST ADDITION-41-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,105

Percent Complete: 100%

Land Sqft^{*}: 6,000

Land Acres^{*}: 0.1377

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:
VSP DALLAS LLC
Primary Owner Address:
PO BOX 151
ELMSFORD, NY 10523

Deed Date: 12/11/2020
Deed Volume:
Deed Page:
Instrument: [D220335559](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SKYESTATE LLC	7/21/2020	D220179093		
WRIGHT LEXINGTON	7/30/2019	D219168082		
MOORE LYLETHE H;NICHOLS JUAN C;NICHOLS SHAUN W	3/17/2013	D218064696		
CAWTHORNE MARY L H EST	3/28/1985	00081310002151	0008131	0002151
MORRIS DAISY	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	\$244,853	\$18,000	\$262,853	\$262,853
2023	\$239,053	\$18,000	\$257,053	\$257,053
2022	\$216,338	\$5,000	\$221,338	\$221,338
2021	\$206,963	\$5,000	\$211,963	\$211,963
2020	\$58,992	\$5,000	\$63,992	\$63,992

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



There are no exemptions for this property

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.