



LOCATION

Address: [2306 6TH AVE](#)
City: FORT WORTH
Georeference: 36890-3-8
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.717690593
Longitude: -97.3405601164
TAD Map: 2048-380
MAPSCO: TAR-076V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block 3
Lot 8

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: 1920

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02583992

Site Name: RYAN PLACE ADDITION-3-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,186

Percent Complete: 100%

Land Sqft^{*}: 7,000

Land Acres^{*}: 0.1606

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:

SHEPPARD STEPHEN
BATEMAN A

Primary Owner Address:

2306 6TH AVE
FORT WORTH, TX 76110-2510

Deed Date: 12/4/2001

Deed Volume: 0015344

Deed Page: 0000407

Instrument: 00153440000407

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEVLIN G PATRICK	6/26/2001	00149790000125	0014979	0000125
HEARNE LINDY GARY	7/7/1987	00090040001708	0009004	0001708
SAVINGS & LOAN ASSOCIATION	6/10/1986	00085760000882	0008576	0000882
REEVES DICKIE	9/8/1983	00076100002247	0007610	0002247
REX L REEVE	9/1/1983	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	\$538,331	\$154,000	\$692,331	\$532,400
2023	\$461,000	\$154,000	\$615,000	\$484,000
2022	\$350,000	\$90,000	\$440,000	\$440,000
2021	\$350,000	\$90,000	\$440,000	\$440,000
2020	\$350,000	\$90,000	\$440,000	\$440,000

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.