

## LOCATION

---

**Address:** [2616 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-15-5  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7136344104  
**Longitude:** -97.342978922  
**TAD Map:** 2048-380  
**MAPSCO:** TAR-076U



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  
15 Lot 5

**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:** 02586185

**Site Name:** RYAN PLACE ADDITION-15-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 974

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,750

**Land Acres<sup>\*</sup>:** 0.1549

**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:**

KRUSE AARON

**Primary Owner Address:**

2616 RYAN AVE  
FORT WORTH, TX 76110

**Deed Date:** 8/13/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214177705](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDERBERG FRED W;ANDERBERG PETRA R A	4/30/2004	<a href="#">D204163068</a>	0000000	0000000
MARTIN AIMEE A	9/10/1985	00083200001109	0008320	0001109
WALKER BARBARA D;WALKER TIM H	1/1/1982	00074030002140	0007403	0002140
ENGLAND MARION J JR	12/31/1900	00049410000257	0004941	0000257

## 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	\$151,633	\$135,000	\$286,633	\$128,244
2023	\$135,782	\$135,000	\$270,782	\$116,585
2022	\$136,983	\$45,000	\$181,983	\$105,986
2021	\$119,032	\$45,000	\$164,032	\$96,351
2020	\$49,039	\$45,000	\$94,039	\$87,592

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.