



LOCATION

Address: [2621 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-16-9
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7134959826
Longitude: -97.3423089796
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
16 Lot 9

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: 02586347

Site Name: RYAN PLACE ADDITION-16-9

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 914

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:

LOGAN BRUCE D

Primary Owner Address:

2621 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 5/9/2019

Deed Volume:

Deed Page:

Instrument: [D219099253](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAVERTY MOLLY M	4/5/2016	D216070500		
GUMBERT GERALD P	11/20/2015	D215264135		
DUGAS ANDREW	11/6/2015	D215253841		
MAXWELL RUTH	2/19/1990	000000000000000	0000000	0000000
MAXWELL A L	12/31/1900	00058770000120	0005877	0000120

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	\$193,877	\$140,000	\$333,877	\$293,075
2023	\$182,961	\$140,000	\$322,961	\$266,432
2022	\$197,211	\$45,000	\$242,211	\$242,211
2021	\$189,639	\$45,000	\$234,639	\$234,639
2020	\$177,845	\$45,000	\$222,845	\$222,845

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.