

## LOCATION

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**Address:** [2617 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-16-10  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7136344549  
**Longitude:** -97.3423083209  
**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

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**Legal Description:** RYAN PLACE ADDITION Block  
16 Lot 10

**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)

**Site Number:** 02586355  
**Site Name:** RYAN PLACE ADDITION-16-10  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 922  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,000  
**Land Acres<sup>\*</sup>:** 0.1606  
**Pool:** N

**State Code:** A

**Year Built:** 1943

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

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**Current Owner:**

IRISH ONE PROPERTIES LLC

**Primary Owner Address:**

4208 WARNOCK CT  
FORT WORTH, TX 76109-4728

**Deed Date:** 6/17/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222159273](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARFERRO INVESTMENTS LLC	6/18/2021	<a href="#">D221204968</a>		
JONES LUKE W	3/30/2016	<a href="#">D216065932</a>		
WENGERT STEVEN L	7/24/2014	<a href="#">D214159904</a>		
PRIOLO 2002 TRUST	7/24/2014	<a href="#">D214159903</a>		
PRIOLO CARL;PRIOLO SUSAN PRIOLO	5/7/2007	<a href="#">D207162368</a>	0000000	0000000
BURKETT D T;BURKETT J B ETUX C BAIR	9/26/2003	<a href="#">D203372114</a>	0000000	0000000
NORWOOD RESOURCES INC	5/1/2003	00168490000023	0016849	0000023
CAL MAT PROPERTIES INC	4/30/2003	00168490000022	0016849	0000022
MARTINEZ PATRICIA E	9/30/1994	00117470000112	0011747	0000112
FRED PARKER CO & INC	7/5/1994	00117100000772	0011710	0000772
JAY VIRGINIA	5/14/1993	00110700000845	0011070	0000845
PARKER JOANN;PARKER STEVEN	2/20/1985	00080960000476	0008096	0000476
APPERSON LARRY G	12/31/1900	00070960001705	0007096	0001705

## 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	\$155,534	\$140,000	\$295,534	\$295,534
2023	\$162,953	\$140,000	\$302,953	\$302,953
2022	\$120,000	\$45,000	\$165,000	\$165,000
2021	\$157,243	\$45,000	\$202,243	\$202,243
2020	\$143,288	\$45,000	\$188,288	\$188,288

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

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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.