

LOCATION

Address: [2745 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-26-15
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7117052869
Longitude: -97.3423281894
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
 26 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)

Site Number: 02587769
Site Name: RYAN PLACE ADDITION-26-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 878
Percent Complete: 100%
Land Sqft^{*}: 7,003
Land Acres^{*}: 0.1607
Pool: N

State Code: A
Year Built: 1940
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/15/2025

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

MCCOY JAMIE
 MCCOY LAURIE A
Primary Owner Address:
 2301 EDWIN ST
 FORT WORTH, TX 76110-6635

Deed Date: 6/22/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204200166](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PERKINS HELEN R	12/31/1900	0000000000000000	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	\$89,940	\$140,060	\$230,000	\$230,000
2023	\$120,940	\$140,060	\$261,000	\$261,000
2022	\$127,751	\$45,000	\$172,751	\$172,751
2021	\$94,000	\$45,000	\$139,000	\$139,000
2020	\$94,000	\$45,000	\$139,000	\$139,000

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

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.