



## LOCATION

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**Address:** [2733 RYAN AVE](#)

**City:** FORT WORTH

**Georeference:** 36890-26-18

**Subdivision:** RYAN PLACE ADDITION

**Neighborhood Code:** 4T050E

**Latitude:** 32.7121150835

**Longitude:** -97.3423226582

**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  
26 Lot 18

**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:** 02587793

**Site Name:** RYAN PLACE ADDITION-26-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 847

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,000

**Land Acres<sup>\*</sup>:** 0.1606

**Pool:** N

<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:**

FAIRCLO RANDALL

**Primary Owner Address:**

4804 MATAR ST  
HALTOM CITY, TX 76117-2355

**Deed Date:** 4/11/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223065793](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOCZYGEMBA SHAY LYNN	10/20/2018	<a href="#">D219246275</a>		
RANCE MELBA JEAN EST	3/19/1996	00123710001821	0012371	0001821
RANCE MELBA JEAN ETAL	3/19/1996	00123420000269	0012342	0000269
JOHNSON VIRGINIA	12/31/1900	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$43,000	\$140,000	\$183,000	\$183,000
2023	\$43,443	\$140,000	\$183,443	\$183,443
2022	\$138,443	\$45,000	\$183,443	\$183,443
2021	\$134,058	\$45,000	\$179,058	\$179,058
2020	\$118,404	\$45,000	\$163,404	\$163,404

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.