



## LOCATION

**Address:** [2601 RYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36890-16-14R  
**Subdivision:** RYAN PLACE ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7141703861  
**Longitude:** -97.3423017284  
**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 14R

**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:** 2018

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 800035978  
**Site Name:** RYAN PLACE ADDITION 16 14R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,248  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,311  
**Land Acres<sup>\*</sup>:** 0.1450  
**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:**

ZSS KNOX LTD

**Primary Owner Address:**

PO BOX 60087  
A TEXAS PARTNERSHIP  
SAN ANGELO, TX 76906

**Deed Date:** 4/3/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223056324](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHWARZ JOHN F;SCHWARZ TAYLOR	8/8/2019	<a href="#">D219176325</a>		

## 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	\$405,069	\$126,220	\$531,289	\$531,289
2023	\$361,828	\$126,220	\$488,048	\$416,900
2022	\$334,000	\$45,000	\$379,000	\$379,000
2021	\$334,000	\$45,000	\$379,000	\$379,000
2020	\$333,227	\$45,000	\$378,227	\$378,227

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.