



LOCATION

Address: [2609 RYAN AVE](#)
City: FORT WORTH
Georeference: 36890-16-12R
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7139007276
Longitude: -97.3423042231
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 12R

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: 800038005
Site Name: RYAN PLACE ADDITION 16 12R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 3,314
Percent Complete: 100%
Land Sqft^{*}: 7,000
Land Acres^{*}: 0.1600
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:

MILSTEIN JOSHUA HARRIS
MILSTEIN ELIZABETH

Primary Owner Address:

2609 RYAN AVE
FORT WORTH, TX 76110

Deed Date: 3/11/2019
Deed Volume:
Deed Page:
Instrument: [D219047314](#)

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	\$385,000	\$140,000	\$525,000	\$472,505
2023	\$360,000	\$140,000	\$500,000	\$429,550
2022	\$389,000	\$45,000	\$434,000	\$390,500
2021	\$310,000	\$45,000	\$355,000	\$355,000
2020	\$395,000	\$45,000	\$440,000	\$440,000

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

- 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.