



Events Calendar

Sept 4	Annual Ryan Place Yard Sale
Sept 20	RPIA Board Meeting, Angel of Hope, 7PM
October 9	Annual Ryan Place Street Dance
October 18	General Membership Meeting, Angel of Hope, 7PM



Important Numbers

Fort Worth Police Department
(non-emergency)
817-335-4222

NPO 8 on Magnolia
817-871-8885

Officer Andriotto
817-991-8478
817-998-0708 pager

Code Compliance
Officer Morris Carrejo
817-871-5397

The Official **Ryan Place** **Improvement Association**

NEWSLETTER • SEPTEMBER 2004

2004 Annual RPIA Street Dance

The annual Street Dance is underway and planned for October ninth. The featured band is **Holland K. Smith** with an array of fun dancing music. Look for more information and signs as we near that date. As usual the Street Dance is being planned as a family neighborhood event where we'll close down Elizabeth Blvd. between College Ave. and S. Adams St. Children and families can decorate the street (dance floor) with chalk starting at 6:00 pm. The band will start @ 7:00 pm and play until 10:00 pm. This event is free to all Ryan Place residents, family and friends so bring a crowd and come hungry as we are planning on three food booths this year to be hosted by Angel of Hope Church Youth, Saint Johns Church Youth and RPIA Directors. Food will be available for a recommended donation and the money raised will go to Church Youth Camp activities and fund raising for the Street Dance. —Jim Rieber

SPONSORSHIP NEEDED

We are in need of sponsors and volunteers. If you have enjoyed the dance in the past and plan to attend this year, we are asking all Ryan Place residents to send a donation to help support the Street Dance. Yes, technically it's free, but we still need to raise money to pay

for the band. The hardest part of the dance is raising funds, so help out our Dance committee by sending a donation made out to RPIA and mail to: Gilbert Gutierrez @ 2321 Willing Ave. Be sure to sidemark your donation specifically for the Street Dance.

If you have a business that would like to sponsor the



dance or if you would like to help solicit business sponsors, we have several options available. For \$50 the sponsor will be mentioned in the RPIA Newsletter. A \$100 donation buys an 18"x24" poster that will be placed on either side of the stage with the sponsors name and recognition in the newsletter. Finally, for \$250, a 24"x96" banner placed above or below the stage with the sponsors name and recognition in the newsletter. Please contact Marcene Bauer at lbauer57@sbcglobal.net or call 817-800-0033 for more information on sponsorship and volunteering.

MORE VOLUNTEER OPTIONS

1) We plan to sell bottled water & soda during the Labor Day Garage sale to help raise funds for the dance. We need volunteers to work a couple hours on Saturday, September 4th.

2) Flyers need to be distributed to all RPIA residents to promote the dance.

3) DONATE LIGHTS! Any and all clear, mini Christmas lights and commercial extension cords you may have are needed. Tag each strand or cord with your name and drop them off on John Kline's porch, 2317

Willing Avenue, at least a week before the dance. This is a very important part of the dance and many lights are needed.

4) Help set up the stage, stage surround, lights, etc. on the afternoon of the dance, Oct. 9. Garbage cans are also needed. Contact Gilbert Gutierrez at 817-926-8832 or ggutierrez1@charter.net, if you can help on the day of the dance.

Thanks to everyone for their support! I'm looking forward to another fun-filled evening for our families and neighborhood!

—Marcene Bauer

Reducing Your Property Taxes, Part 1

BY MARIANNTACCIA

During the last couple of months I have talked with several Ryan Place residents about protesting their property taxes. Each person that I spoke with I explained about requesting obsolescence code adjustments from TAD to be applied to their appraisal account. One couple met with a TAD employee and was told "if I give it to you then I would have to give it to everyone in Ryan Place."

Unless you are a property appraiser you probably do not know that your house might qualify for obsolescence codes, and TAD certainly does not publish this information on their web site (TAD.org) or in their property value protest literature. In a letter dated September 5, 2001 from Mr. John Marshall, TAD's Chief Appraiser and Executive Director, he states the following about obsolescence codes, their rates and an explanation of how they are assigned:

- "Obsolescence Codes are almost always brought to our attention by the homeowner. The cost to repair from several contractors has also been a requirement to help establish the amount of adjustment.

- Adjustments to values may be a flat amount or a percentage based on evidence submitted and the appraiser's judgment. A notation does not automatically change the value; the entry has to be made by approved personnel;

- There is not a form that we use for application of these notations. They are sometimes noted on the protest form submitted by the property owner or verbally when the owner calls to discuss their property. Also the "General Real Estate Rendition of Taxable Property" form could be used for such notation."

Isn't this information interesting?! How many homes in Ryan Place have foundation problems that cause re-appearing cracks on interior and exterior walls? Every time you patch cracks in your walls think about the cost of labor, materials and the taxes you are paying on those cracks. What constitutes excessive traffic? Do your windows and chandeliers shake when a train goes through Ryan Place? Do the homes that have railroad tracks across the street from them qualify for a railroad economic code? Are you adjacent to commercial property?

Why doesn't TAD publish this information for taxpayers to know how to reduce the appraised value of the property? Does the statement from the TAD representative, "if I give it to you then I would have to give it to everyone," make you feel like you are being discriminated against? I made numerous phone calls after the homeowner told me about their meeting with TAD. Each professional that I spoke with was astonished at the statement made by the TAD employee. I was told by a representative of the Comptrollers Office in Austin, "he can't say that," "he can not deny one homeowner because he might have to give it to another homeowner," and "a court would throw that out in a minute." I do not have to tell you how unethical and discriminating the statement made by the TAD employee is. But I felt it necessary to do further research and found that the Texas Property Tax Code states: Title 1. Property Tax Code, Subtitle D. Appraisal and Assessment, Chapter 23. Appraisal Methods and Procedures, Subchapter A. Appraisals Generally:

"(b) The market value of property shall be determined by the application of generally accepted appraisal methods and tech-

niques. If the appraisal district determines the appraised value of a property using mass appraisal standards, the mass appraisal standards must comply with the Uniform Standards of Professional Appraisal Practice. The same or similar appraisal methods and techniques shall be used in appraising the

figure 1: Obsolescence Codes

Obsolescence Codes

Physical Condition:		% of Adjustment
CS	Cracked Slab	-.10
PB	Pier/Beam/Flooring Problems	-.10
INT	Interior Wall Cracked	-.10
EXT	Exterior Wall Cracked	-.07
T	Termite Damage	-.05
RS	Roof/Structure Damage	-.05
MC*	Misc./Cosmetic (HUD)	-.10 thru -.99
ED*	Excessive Depreciation	-.10 thru -.99
SS*	Substandard	-.10 thru -.99

**These three codes are the only ones with variable adjustments and entry of percentage will be a whole number in the SQUARE FOOTAGE field. The negative sign is unnecessary. The remainder codes have fixed adjustments and there will be no need to enter a number in SQUARE FOOTAGE.*

Economic Conditions:		% of Adjustment
RR	Railroad	-.05
TR	Transmission ROW	-.10
ET	Excessive Traffic	-.05
AJ	Adjacent to Commercial	-.10
AFP	Airport Flight Path	-.20
WLF	Waste Land Fill	-.15
HWS	Hazardous Waste Site	-.09

same or similar kinds of property. **However, each property shall be appraised based upon the individual characteristics that affect the property's market value."**

Also, in the Code of Ethics from the State's agency, Board of Tax Professional Examiners, that licenses all tax appraisers it states:

¶ 628.5. Unfair Treatment, Discrimination

"(2) shall not deviate from lawful exemption, appraisal, or collection methods or generally accepted procedures for the purpose of giving unfair benefit or unfair disadvantage to any person or interest;

(4) shall not use dissimilar appraisal techniques for properties that are similar as to significant valuation criteria; i.e., shall not appraise properties that are similar in all significant factors by different appraisal techniques in order to arbitrarily raise or lower appraised values of particular properties. **However, each property shall be appraised based upon the individual characteristics that affect the property's market value."**

What needs to be done now? The Comptroller's representative encouraged us to attend the TAD Board of Directors meetings.

cont'd on page 4

The Real Estate Connection

by Judy Holland, Helen Painter Group Realtors
817-915-7056

2304 RYAN AVE	2/1/1	\$74,000	817-354-7653
2844 RYAN AVE	3/1	\$74,500	817-924-2929
2732 RYAN AVE	3/1	\$85,000	817-923-7321
2744 RYAN AVE	2/1/1	\$124,900	817-924-8358
2929 RYAN PL DR	3/1+	\$139,900	817-737-3629
2833 RYAN PL DR	2/2/1	\$143,900	817-923-4050
2721 6TH AVE	3/2/1	\$149,900	817-924-8358
2525 COLLEGE	2/1/2	\$154,900	817-460-3900
2717 RYAN PL DR	3/3/1	\$172,900	817-920-7700
3013 RYAN PL DR	3/2/2	\$174,900	817-924-8358
2509 6TH AVE	3/2/2	\$299,900	817-924-8358
1411 ELIZABETH	3/2+/3	\$419,900	817-923-7321
2512 COLLEGE	5/3+/2	\$689,000	817-545-6365

In The 'Zone'

I was visiting with a member of the city zoning board this week and after our business was concluded I told him I lived in Ryan Place. He said the city had made changes in some of the zoning regulations because of the politically active folk living here. He thought highly of our little neighborhood. I felt very proud to be a member of a democratic and free society where we can look out for each other in ways like this. —Judy

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A Word from the Board

BY JIM RIEBER

August's Board of Directors (BOD) meeting was crammed full of up coming plans and events. The meeting was kicked off as usual with Officer Andriotto's report on neighborhood crime followed by Q&A. There was a suspicious red Dodge pick up observed in the neighborhood and after a resident called 911 the dispatched officers confirmed that it was someone they've been watching who was known to commit theft in the neighborhood. **Officer Andriotto** expressed the importance of calling 911 whenever questionable behavior is observed.

The annual Garage Sale is scheduled for the fourth of September and I'd like to thank **Margaret Ritsch** for volunteering to coordinate the effort. Margaret has lived in Ryan Place for about two months now and wasted no time in getting involved.

Cameron Crum gave a brief report on the Citizens on Patrol Training that he

was scheduled to attend the following night. Cameron will be providing feedback to the BOD's at our next meeting. Thank you Cameron and we look forward to your report.

Michelle Schmidt was in attendance for **Dawn Taft** and reported that Ryan Place will be pulling together a team to represent our neighborhood in the support the "Fort Worth – Most Livable Celebration" scheduled for October ninth at Gate Way Parkway. There will be a Ryan Place booth manned by residents. If you have Ryan Place memorabilia or are interested in being on the Team please contact Dawn Taft at dawntaft@charter.net or call 817-923-1325. Penny McCook reported that she will be attending the Trinity River Vision meetings to represent Ryan Place.

We also discussed the plans for our annual Street Dance that is currently scheduled for the evening of October ninth. **Marcene Bauer** is the Chairperson and is in need of volunteers.

Please contact Marcene at lbauer57@sbccglobal.net or call 817-800-0033.

We also discussed the **Ryan Place Study** that was prepared by **Bart Bradford**. The study provides suggestions for Ryan Place improvements from A to Z. Some suggestions include the petitioning of city bond money for street and curb repair, landscaping around the neighborhood where areas are unattended or vacant and even better safety ideas for our neighborhood. Our goal is to use this plan as a guide for Ryan Place improvements and we'll have follow up meetings to pull a committee together.

Please read the detailed article in this issue of the RPIA Newsletter. If you are interested in serving on this committee please call 817-924-8874 or email Jim.E.Rieber@LMCO.COM.

At the writing of this article there are plans to attend TAD's Board of Directors meeting on August 27th to address the issue that Ryan Place residents are being denied adjustments because of discrimination. I contacted many Ryan Place residents to encourage them to attend the meeting with us. There will be a follow up article printed in the October newsletter about us attending the TAD Board of Directors meeting.

Ryan Place homeowners need the TAD Board of Directors to understand the fact that there is a price to pay to live in Ryan Place and to dispel the assumption that living in Ryan Place is like living in Park Hill, Berkeley or Mistletoe Heights. Homes in Ryan Place require higher maintenance because of an old riverbed that ran through the neighborhood prior to the homes being built that affects many founda-

tions and that repair costs on our homes are double or triple due to their age. The first decline of Ryan Place, during the 50's through the 70's, was because the homeowners could not afford to maintain their homes. Will the second decline of Ryan Place be because we are being taxed out of our homes? If revitalization of Ryan Place is to continue not just to benefit the homeowners, but also to the benefit of the City and County, homeowners should be allowed property value adjustments, when qualified, which are specific to the issues that are unique to Ryan Place.

It is time for every Ryan Place homeowner to be knowledgeable about how your property has been appraised. The only way for you to know is to request a copy of the PREC (property record) document for your account, if you do not know your account number, you can find it at

TAD.org, or your address is sufficient. You must request this document in writing to: Tarrant Appraisal District, Mary McCoy, Public Information Office, 2500 Handley-Ederville Rd., Fort Worth, Texas 76118

NOTE: *This article was submitted by Ryan Place resident, Mariann Taccia. Ms. Taccia is not a property appraiser or a property tax professional. Information in this article is based on research, information provided by TAD to Ms. Taccia, and her opinions. If you request obsolescence codes and you are declined by TAD or you have comments or further questions please contact Ms. Taccia at mariannt@hawkpci.net.*

—Stay tuned for Part2 of this article in October's Issue

Historic Overlay Committee Produces Guide for Residents

The Historic Overlay Committee has produced a Residents' Guide to the Historic Overlay for Ryan Place. The informational pamphlet has been included with the distribution of the newsletter this month at the direction of the RPIA Board of Directors.

The guide is intended to provide information to residents on the merits and process of establishing a Historic Overlay to protect and safeguard the unique qualities of our historic neighborhood. It is hoped that with sufficient information, Ryan Place residents will feel comfortable moving forward on a Historic Overlay within the next year. Whatever the case, it is important that we make an informed decision based upon the best information available.

Many have concluded that the time for this idea has arrived. Other surrounding neighborhoods such as Mistletoe Heights and Fairmount are protected with tailored Historic Overlays. In fact, our own Elizabeth Boulevard was the first to enact a Historic Zoning Overlay in Fort Worth. Now it's time to protect the rest of Ryan Place. —Mario X. Perez

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Ryan Place Improvement Association Study

BY JIM RIEBER

Bart Bradford is a long time resident of Ryan Place and is now retired living in a home he had built in our neighborhood. Mr. Bradford served as an Assistant Manager for the City of Fort Worth in 1959 until he took a job with Carter Burgess where he retired after thirty three years. His career included developing improvement studies for companies, municipalities and investors. Upon retirement Mr. Bradford made a personal commitment to walk 700 miles a year which equals two miles a day. That resulted in Mr. Bradford walking every street in Ryan Place two hundred times a year.

During his daily walks Mr. Bradford noticed things about our neighborhood that needed attention. Some of those improvements included poorly designed and outdated streets, curbs and sidewalks in disrepair, unattended and vacant lots, misused and wasted alleyways, vacant homes and cars and even the lack of trees in the neighborhood just to name a few. Mr. Bradford began to document his observations, suggestions and recommendations that resulted in a three inch binder that includes outline, index, photos and recommendations.

Mr. Bradford offered this information to one of our directors, John Kline during one of John's walks with his dog. After reviewing the study and inviting Mr. Bradford to give a pitch to the Board a special meeting was held in Dan and Gina Roberts home. We were all amazed at the level of detail and the countless hours and care that was put into this study. Your RPIA Board of Directors plans to use this study as the corner stone of RPIA. We are planning a presentation at the General Membership meeting in October and will be forming a committee. The committee will develop a three tier plan to include short, medium and long rang goals. Please plan to attend the **October General Membership** meeting schedule for **October 18th, 7:00 PM at Angel of Hope, 901 Page Avenue.**

Crime Alert!!!

Be on the alert for a **Red Dodge Pickup Truck**, known to have been involved in several thefts. If you see anyone in our neighborhood that looks suspicious or out of sorts, don't hesitate to call Officer Andriotto at 817-335-4222. And as always, **call**

911 in any type of emergency! Numerous studies have shown that neighborhood Crime Watch is very effective in fighting



not actual vehicle

crime, and we can't do it without your help.



As in previous newsletters, mark the bottoms of your flower planters with your license number and etch your outdoor furniture with that same.

Take a picture of those items, and if they are stolen, Officer Andriotto will be visiting Pawn shops looking for these details. Without that info, your goods have less chance to be returned to your home. —Editor

Petsitting

by Sarah and Aaron Swallow

(817) 923-8404



Ryan Place Participates in Livable Cities Celebration

BY ANDY TAFT

The City of Fort Worth is celebrating its recent designation as one of the USA's top 10 livable cities. This honor was bestowed upon Fort Worth by Partners for Livable Communities, a national non-profit organization created to recognize and foster the renewal of communities. This complex social and economic challenge is being addressed throughout the nation, and Fort Worth's efforts are recognized as an example for the rest of the country through this designation.

To celebrate this accomplishment, and the dozens of organizations that have been so instrumental in moving Fort Worth forward, the City is holding a celebration on October 9th in Gateway Park. Ryan Place will have an exhibit at the event featuring the wonderful attributes of living in this historic neighborhood. We are looking for ways to communicate the unique quality of life in Ryan Place, so if you have an exceptional block party, parade, chili cook-off, croquet, easter-egg hunt or other photograph that tells the neighborhood story, please contact Dawn Taft at (817) 870-1692.

If you have access to other "set décor" items that would be appropriate for the exhibit...architectural stone or millwork, historic streetlight globes or other items that will set the tone, we'd be interested in knowing about those too.

The event should be a lot of fun, with entertainment and food throughout the day and a fireworks display at 8:30. Free shuttles provided by The T are available from LaGrave Field beginning at 10 a.m.

The Ryan Place Improvement Association Newsletter is published as a service to the residents of Ryan Place. Contents do not necessarily represent the views or endorsement of RPIA, its officers, or representatives. The Editor reserves the right to edit any material for publication. For Ad Rates, see ad on back page. Send comments and questions to Chris Flynn, c_flynn@swbell.net.

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R P I A H A P P E N I N G S



RYAN PLACE SWIM PARTY, AUGUST 8TH, 2004



If you missed this year's swim party, come out and join us next time!

The 2004 "Back to School Swimming Party" was a great success. About 75 members of the neighborhood attended. The children and adults enjoyed the pool as well as the opportunity to visit with old friends and meet new neighbors.

The lifeguards were great with the kids and I know they enjoyed the hotdogs and bratwursts. Speaking of the great food and trimmings, I want to thank our friend, Peter Schroder, who is a long time Ryan Place resident and owner of the Neighborhood Grill. Peter graciously donated the entrée that was enjoyed by all. So when you wake up early next Saturday morning join us for the best breakfast in Ft. Worth at the Neighborhood Grill on Park Place and say hello and thanks to Peter.

We saw many familiar faces and some new ones. We would like to welcome Fritz and Margaret Ritsch who just moved to the neighborhood from Washington, DC. Fritz is the new Pastor at St. Stephen Presbyterian Church. The block with the most children was represented by Kevin, Ann, Mack and Cindy. Three generations of another family attended and we also had guests from as far west as the TCU area. Wow, the word is really spreading. One guy even received the "double dog dare" to go off the high diving board. I am happy to report that there were no injuries.

Did you know we even have our own pianist who teaches at University of North Texas? Thanks John for the wonderful music while I walk my dog each evening. Jim Rieber and John Soloman actually went to Arlington Heights together back in the Middle Ages and were reacquainted.

Finally we need to thank our friends Gilbert Gutierrez and Jim Rieber. They were cooking the whole time while we were all swimming and enjoying the sunset. Thanks again to everyone for a neat way to end the summer and start another great school year.

—John Kline



Ryan Place Improvement Association
P.O. Box 11473
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Association Newsletter**
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1/4 Page: \$45 (4.25 x 5.5 inches)
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