

## Events Calendar

- October 9** City of Fort Worth's Most Livable City Celebration
- October 9** Annual Ryan Place Street Dance
- October 18** General Membership Meeting, Angel of Hope, 7PM

**Candlelight Christmas in Ryan Place is back on the calendar:**  
**December 3,4,5**  
 —see page 4 for details...

## 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 • OCTOBER 2004**

## Count Down to the Ryan Place Street Dance!

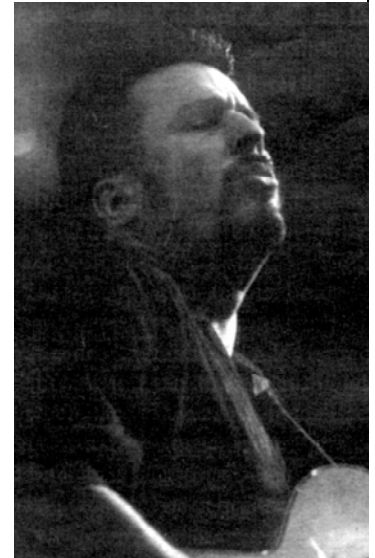
It's time for the annual **Ryan Place Street Dance, October 9, 2004, 7-10pm on Elizabeth Boulevard.** Come hungry with cash because Albertson's will graciously provide fried chicken dinners, sandwiches, cookies and drinks! This will be so fun for everyone to get out, meet your neighbors and enjoy an evening under the stars.

We are so excited about the band **HOLLAND K. SMITH!!** They have a loyal following and a great Rhythm and Blues sound, and are a prominent force in the DFW area.

Set-up will begin around 4pm and we would really appreciate as many helping hands as possible. Please help us light up the night by loaning us your clear Christmas lights and extension cords (the heavy duty kind)-just bring them to John Kline's (2317 Willing Ave.-clearly marked with your name) before the event. We'll also need large trash cans-please drop off at Gilbert Gutierrez's (2321 Willing) before Saturday.

**KIDS!!!!!!** We haven't forgotten you! Come about 6pm and

**CONT'D ON PAGE 4**



Jonathan D Holloway

## Word From The Board

**BY JIM RIEBER**

What an exciting meeting! Thanks to all who turned out to hear about some exciting plans Ryan Place, surrounding communities and the City of Fort Worth have laid out for the near and long term future. The meeting was kicked off with a presentation from **Sarah Graham** (a *Ryan Place resident*) from the City of Fort Worth Planning department. Sarah shared the future plans for Fort Worth that included everything from the Downtown River Project to new urban communities on the drawing board. Sarah's presentation was followed up with a brief presentation from **Chris Ebert** (another *Ryan Place resident*) who has come out of retirement to support

the Cities Historic Preservation department while they hire a new Manager. Chris was joined by **Julia Macdonald** who also works for the Cities Historic Preservation department. Chris gave an insightful overview of the Historic Overlay process and the advantages to Ryan Place residents. We look forward to Chris aiding our own Historic Overlay Committee chaired by **Mario Perez**.

Following the City Planning presentations **Bart Bradford** assisted by **John May** gave presentation on the Constraint and Opportunities Study developed by Bart who 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. Bart's two hundred page study looks at our neighborhood with a critical eye and recommendations on how we as resident, local businesses and city government can improve Ryan Place. Be on the lookout for more information in future news letters and our Historic Ryan Place web site.

**Marcene Bauer** gave us a run down on this years annual Street Dance. The Street

# Reducing Your Property Taxes, Part 2

BY MARIANN TACCIA

—Editor's Note: This article was first begun in the September RPIA newsletter. This is a continuation of that article.

If Ryan Place homeowners were not being discriminated against and you feel that your property would qualify for obsolescence codes what do you have to do? You have to do your research, and be determined. The first is to document the damage by taking pictures and the second is to obtain bids from several companies to show that the damage to the structure warrants the obsolescence code that you are asking for. When you obtain bids from foundation companies ask them if they guarantee that the work performed will prevent the foundation from shifting. If the company states that the foundation will continue to shift, or if they state that they will not guarantee the work, make sure that statement is included in their bid. If you have a non-repairable foundation problem then you will almost always have non-repairable interior and exterior wall problems.

To give you an idea of the impact of obsolescence code adjustments have on your appraised value here is an example.

	% X Living Area Value		Taxes Paid	
APPRAISED VALUE BEFORE			\$230,000	\$6,645.04
Base Improvement Value:		\$200,000		
Pier/Beam Problem .10:	.10 X 180,000	-18,000		
Interior Problem .07:	.07 X 180,000	-12,600		
Exterior Problem .05:	.05 X 180,000	- 9,000		
Adjusted Improvement Value:		\$160,400		
APPRAISED VALUE AFTER			\$190,400	\$5,458.12
You have reduced your taxes by \$1,186.92				

Organize the bids and pictures showing damage. Prepare a cover letter stating what you are requesting, list each obsolescence code that you want with the amount of the highest bid for repairs to show qualification for that code. Include in your letter statements from contractors about the cause of the condition and if it is non-repairable. The information that you present to TAD becomes part of your property appraisal file so be sure that you include everything.

Obsolescence codes, if assigned, are not permanent and can be removed during a physical appraisal. If you see a dramatic increase in your appraised value, question TAD why it was

increased. It is not necessary to request a copy of the PREC document every year, only if there has been an increase. If you see that obsolescence codes have been removed, but the damage still exists and has not been repaired you will need to provide TAD with pictures and documents to prove that the codes were removed in error.

Mr. Marshall did not state in his letter a deadline or a specific time of year to present your documentation to TAD. When you have your documentation completed make an appointment with TAD, Mr. Randy Armstrong is the Director of Residential Appraisals. It is not recommended to mail your documentation for review because it is important for you to review the information with TAD so that you can answer questions and negotiate if necessary. If obsolescence codes are applied to your account request a new PREC document reflecting the changes. TAD does not have to assign obsolescence codes to your property appraisal. If your request for obsolescence codes is declined ask for the explanation in writing.

As Mr. Marshall stated in his letter "Obsolescence Codes are almost always brought to our attention by the homeowner." The bottom line is that unless you become knowledgeable about

how your property is appraised, refuse to be discriminated against and you take advantage of the options that State laws provides you - you will pay higher taxes.

**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 [mariantt@hawkpci.net](mailto:mariantt@hawkpci.net).

## FROM THE BOARD...FROM PAGE 1

Dance Committee is in full swing and plans are underway to make this another memorable neighborhood event so please mark your calendars for October 9 from 6pm to 9pm for some family fun. And don't forget to come hungry as there will be food booths where the proceeds will go to area church youth and back to supporting the expenses of the Street Dance.

**Dawn Taft and Michelle Schmidt** reported that Ryan Place will be well represented during the "Fort Worth - Most Livable Communities Celebration" scheduled for October 9th at Gateway Parkway from 11AM to 8:30PM. There will be a Ryan Place booth, manned by residents fun family activities, refresh-

ments and entertainment, so plan to attend to show your support. Additionally Cameron Crum gave a report on the Citizens on Patrol Training that he attended and will be following up with more information to see if we can generate enough interest to host a class in the neighborhood. Cameron has also started the task of updating the Historic Ryan Place web site. Thank you Cameron!

In closing I'd like to thank Clifford Proffit, the Carter Riverside Neighborhood Association President for attending our meeting and as always the residents of Ryan Place who take the time to make Ryan Place a better neighborhood and community.

## Congratulations

**Ryan Place's newest resident: Josephine DeAngelis Morfeld was born on Aug. 23, 2004, weighing in at 9 lbs. 9 oz. and 21 1/2 inches long. Baby and proud parents, Courtney and Ian are doing fine!**

## The Real Estate Connection

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

<b>2844 RYAN</b>	<b>\$74,500</b>	<b>3/1</b>	<b>8/924-2929</b>
<b>2744 RYAN</b>	<b>\$123,500</b>	<b>2/1/1</b>	<b>8/924-8358</b>
<b>2929 RYAN PL DR</b>	<b>\$139,900</b>	<b>3/1+</b>	<b>8/737-3629</b>
<b>2833 RYAN PL DR</b>	<b>\$143,900</b>	<b>2/2/1</b>	<b>8/923-4050</b>
<b>2721 6TH</b>	<b>\$149,900</b>	<b>3/2/1</b>	<b>8/924-8358</b>
<b>3013 RYAN PL DR</b>	<b>\$169,900</b>	<b>3/2/2</b>	<b>8/924-8358</b>
<b>2717 RYAN PL DR</b>	<b>\$172,900</b>	<b>3/3/1</b>	<b>8/920-7700</b>
<b>3020 5TH</b>	<b>\$180,000</b>	<b>3/4/1</b>	<b>8/732-8400</b>
<b>2509 6TH</b>	<b>\$299,900</b>	<b>3/2/2</b>	<b>8/924-8358</b>
<b>2512 COLLEGE</b>	<b>\$689,000</b>	<b>5/3+/2</b>	<b>8/545-6365</b>

### CHANGES

Trees are changing colors, clocks are changing time, and a few citizens in Ryan Place are changing diapers! There has been a baby boom, especially on Elizabeth Blvd.. And, as you can see from the real estate list this month people are changing where they live. When my boys were little they used to say we could change houses only if it were to another house in Ryan Place. They liked walking to school, looking out a classroom window and seeing their rooftop, and even playing Montessori football. I bet they will raise their families in a neighborhood like this one. Guess it's true that the more things change the more they stay the same.

## The Shop Around the Corner

### BY RAINY DUKES

What a loss to Ryan Place! Last month's featured business, **Pizza De Leon**, closed its doors just a few weeks ago. This is sad news, but let's use this as a perfect example of why we should SHOP and SUPPORT all of our local South Side businesses. If we want the goods and the services, we've got to keep our money near our homes. This month's featured business is:

### Curves

**1306 W. Magnolia Avenue**  
**Contact: Susan Harper 817/332-8783**

Fairmount resident Susan Harper opened her doors June 1st and has had an incredible response from neighborhood women dedicated to improving their health and fitness level. Curves has a full 24 station circuit that alternates aerobic fitness and strength training. The machines are all hydraulic resist-

ance – not weights – and are perfect for women who have not had success with traditional gym equipment and methods. The best part of this whole program is that you can be in and out of the door in 30 minutes.

The fall special is \_\_off of the membership fee, but Susan is also willing to give any Ryan Place resident 10% more if they mention this article. I can personally attest to how great this program works. Two months, two or three times a week, four pounds and four inches gone. I'll see you there!

Please help us keep the neighborhood informed of available goods and services. If you would like to include a favorite local business, restaurant or shop, send commentary to Rainey Dukes at [raintex@aol.com](mailto:raintex@aol.com). Always remember, **HELP A NEIGHBOR! SHOP LOCAL!**

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### Ryan Place References

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## Where are your photos?

Are the photos of your child's first steps in the same shoebox as his first shoes?

With hands-on assistance, I can teach you how to quickly and easily turn those boxes of precious photos and memorabilia into keepsake, scrapbook photo albums.

For more information, call:

Kristy Leaseburg  
INDEPENDENT CONSULTANT  
(817) 922-9551  
[kristy\\_leaseburg@hotmail.com](mailto:kristy_leaseburg@hotmail.com)

Visit [www.creativememories.com](http://www.creativememories.com)  
or call the Creative Memories Home Office to find a Consultant near you.  
(800) 341-5275



Photo-safe Scrapbook Photo Albums  
Classes and Workshops  
Business Opportunities

# 2004 Candlelight Christmas in Ryan Place

CCRP Announces 21st Anniversary of the Candlelight Christmas in Ryan Place. CCRP would like to thank these Ryan Place homeowners that are participating in this year's tour:

## TOUR HOMES

Jim & Karen Haas  
1415 Elizabeth Blvd.

Larry & Sian Borne  
2721 Willing

Steve & Sharon Clyde  
2425 S. Adams

Meg Kenny  
2620 Willing

Dan & Gina Roberts  
2934 5th Ave.

Laura Lehmberg  
2515 S. Adams

## INFORMATION PORCH

Ken & Sherry Pounds  
1400 Elizabeth Blvd.

## WINE DINE HOST

To be announced.

## Group Ticket Sales:

\$10 per person, groups of 20 or more  
Tickets may be purchased in advance beginning Nov. 1, at: D/FW metroplex Tom Thumb stores; The Old Neighborhood Grill, 1633 Park Place, Ft. Worth; and Old Home Supply, 1801 College Ave., Ft. Worth

## BY MAIL:

Beginning October 1, send a self-addressed stamped envelope with check or money order and contact information to: **CCRP, Attn: Ticket Sales, PO Box 11816, Ft. Worth, TX, 76110-0816 DO NOT SEND CASH.**

## TOUR DATES & HOURS

Friday, Dec. 3, 6pm – 10pm  
Saturday Dec. 4, 2pm – 10pm  
Sunday Dec 5, 1pm – 7pm

## TICKET SALES INFORMATION

\$12 per person, advanced purchase

## Walk-up Ticket Sales:

\$15 per person  
Ticket Sales and Information Porch  
at the corner of Elizabeth Blvd. and 6th Avenue

## Don't Miss Fort Worth's Most Livable Communities Celebration!

**Saturday, October 9<sup>th</sup>**  
**11 AM – 8:30 PM**  
**Gateway Park**  
**750 North Beach Street**

Free! \* **Bring a Picnic or Buy Refreshments** \* Live Music  
\* **Entertainment** \* Family games \* **Children's activities** \*  
\* Exhibits \* **Fireworks at 8:10 PM!**

## Take Care of Our Streetlights

**If you have lost a dog, found a cat, had a garage sale PLEASE do not attach signs to the black pole streetlights.** Why not? Because the heat melts the tape and when the tape is removed it takes the paint with it. Ryan Place residents have a lot of time and money invested in the streetlights to make them so unsightly with signs taped on them.

A Ryan Place volunteer is working on updating the Ryan Place web site, **www.HistoricRyanPlace.org** that will have a "bulletin board" for messages of **lost and found for animals** and other announcements that needs to go to Ryan Place residents. Another suggestion is post a sign placed in your yard or on the wood telephone polls and then remove them once the animal has been found/claimed or your garage sale is over.

Let's show our pride in Ryan Place by not littering our streetlights with signs and damaging them with the tape.

## STREET DANCE CONT'D FROM PAGE 1

decorate the street!! Your imagination is your only boundary. All this excitement doesn't come cheap though! We welcome any and all donations to the cause-we'll be passing the HAT that night but you can tell Marcene Bauer at 817-800-0033 how much loose change you'd be willing to part with to support such a fun event.

Let's all come out for a great evening of family entertainment, support Albertson's, RPIA, Holland K. Smith and Angel of Hope and our sponsors who are giving so kindly to help make this happen. See you there!

## Happy with Our Current Stats?

Have you ever wanted to know how we can improve Ryan Place? Who do you call to fix our roads? What can we do to fix our alleys, beautify our streets, reduce unwanted traffic? Check out these current stats, combined by Bart Bradford, long-time Ryan Place resident:

**Population in 2003: 2,168**

**Density: 7 Persons per Acre**

**Land: 300 Acres**

**Homes: 785 Single Family, 34 Multi-Family**

**64% Masonry**

**36% Frame**

**Size of Homes: 400 SF to 6,750 SF**

**AGE – 1901 to 2004 = 103 Years**

**95% Over 50 Years Old**

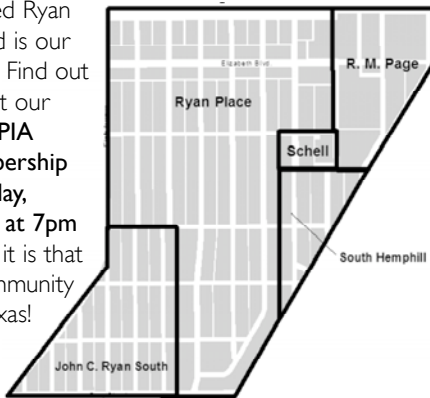
**80% Owner Occupied – 20% Renter**

Does the subject of making Ryan Place better interest you? If so, please come to our **Annual General Membership on October 18th, 7:00 PM at Angel of Hope, 901 Page Avenue.** You'll find out what can be done to improve Fort Worth's Oldest Neighborhood!



## Do You Know?

Who developed Ryan Place? How old is our neighborhood? Find out all the details at our next **Annual RPIA General Membership Meeting, Monday, October 18th, at 7pm**. Discover what it is that makes our community "the best in Texas!"



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## HeavenlyBound.com Annual Jewelry Open House

**\$20 off order of \$100 with this Ad!**

**Thursday, Oct. 28th**

**2:30 p.m. - 6:00 p.m.**

**Open House (Childcare provided)**

**Friday, Oct. 29th**

**2:30 p.m. - 5:00 p.m.**

**Open House**

**5:00 p.m. - 7:00 p.m.**

**Wine and Cheese Shopping Party**

**Saturday, Oct. 30th**

**11:00 a.m. - 4:00 p.m.**

**Open House**

**1521 Elizabeth Blvd.**

**(817)923-2494 for information**

**Visit us online at [HeavenlyBound.com](http://HeavenlyBound.com)**

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 Advertising Rates, see ad on back page. Send comments and questions to Chris Flynn: [c\\_flynn@swbell.net](mailto:c_flynn@swbell.net).

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gent work in promoting, developing and repopulating our urban village.

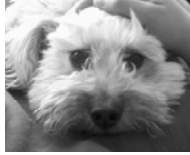
Call us when you are ready to sell, or when you are ready to find your *new* old home.

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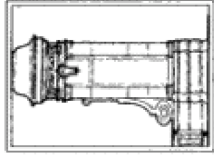
**RANDY A. PARHAM D.D.S.**

**P 8 1 7 - 9 2 6 - 1 3 0 0**

**F 8 1 7 - 8 8 2 - 6 9 2 9**

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FORT WORTH, TEXAS 76104

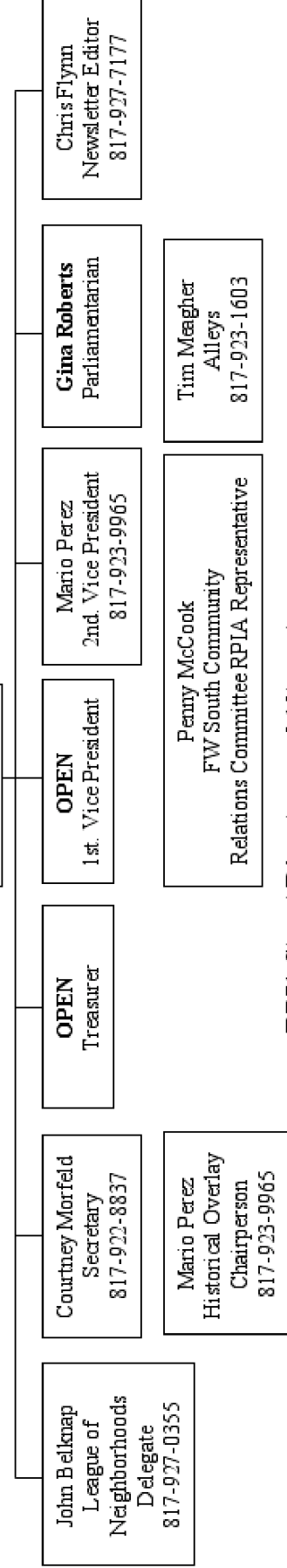


# RPIA 2004-2005 Board of Directors/Volunteers

Ron Andriotto  
Neighborhood  
Police Officer  
817-871-8993  
M-817-991-8478

Dan Roberts  
President  
817-927-2478

**RPIA Mission Statement**  
To protect, promote and beautify Historic Ryan Place  
through resident, neighborhood and community  
involvement.



## RPIA Street Directors and Alternates

	Elizabeth Blvd.	Ryan Ave.	Willing Ave.	Sixth Ave.	Ryan Place Dr.	Fifth Ave.	South Adams	Livingston Ave.	College Ave.	Lipscomb St.	Alston Ave.
Mariann Taccia	Larry Keilberg	Penny McCook	Margaret Ritsch	Angela Cruun	Dawn Taft	Open	Open	John Belknap	Open	Pat Ford	
817-921-9976	817-602-9584	817-207-0577	817-921-3414	817-797-2605	817-817-817-			817-927-0355		pafor@swbell.net	
Alternate	Alternate	Debra McStay			Alternate						
Cindy Clark	Raelyn Tucker	817-926-6799			John Nowland						
817-207-0649	817-846-2775				817-207-9956						

## RPIA Activity Coordinators and Alternates

	CCRPP	Annual Chili	Annual Easter	Annual Garden	Swimming	Annual Street	Annual Croquet	Historical	4th Of July	Labor Day
Tree Lighting	Tour	Cook Off	Egg Hunt	Tour	Party	Dance	Tournament	District	Parade	Garage Sale

Randy Downey Brenda White Heath Jackson Mark & Kiki Jacob Sandra Stimson John Kline Marcene Bauer Chris Ebert Mario Perez Tim Meagher Margaret Ritsch  
817-927-0277 817-921-3305 817-922-0018 817-927-2269 817-922-0732 817-926-3034 817-926-2366 817-923-9965 817-923-1603 817-921-3414

**Ryan Place Improvement Association**  
**P.O. Box 11473**  
**Fort Worth, TX 76110-0473**

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## **Ryan Place Improvement Association Newsletter**

### **ADVERTISING RATES:**

Full Page: \$100 (8.5 x 11 inches)  
Half Page: \$65 (8.5 x 5.5 inches)  
1/4 Page: \$45 (4.25 x 5.5 inches)  
Business card: \$25 (3.5 x 2 inches)

**Accepted formats:** QuarkXpress 6.1, InDesign 2.0/CS, .tif, .eps, .psd, .pdf. Images should be grayscale, and at least 200ppi. No bleeds on ads. Not responsible for typos in ads. Please email your ad to [c\\_flynn@swbell.net](mailto:c_flynn@swbell.net), or mail a hard copy to Chris Flynn, 2805 Willing Avenue, Fort Worth, TX 76110. Please remit payment to Ryan Place Improvement Association, P.O. Box 11473, Fort Worth, TX 76110-0473

All State ad (pickup)

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