



**Address:** [900 BRYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 35170-B-2A  
**Subdivision:** ROSEDALE ADDITION  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.7353441612  
**Longitude:** -97.3253138549  
**TAD Map:** 2048-388  
**MAPSCO:** TAR-077J



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

## PROPERTY DATA

**Legal Description:** ROSEDALE ADDITION Block B  
Lot 2A

**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:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$213,750

**Protest Deadline Date:** 5/31/2024

**Site Number:** 02511274

**Site Name:** VACANT LAND

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 2

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 4,750

**Land Acres<sup>\*</sup>:** 0.1090

**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

**Current Owner:**

97 WEST DEVELOPERS LLC

**Primary Owner Address:**

901 S MAIN ST  
FORT WORTH, TX 76104

**Deed Date:** 4/21/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223072768 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GABRIEL PROPERTY SOLUTIONS LLC	4/15/2022	<a href="#">D222101450</a>		
CLAYTOR LINDA H;CLAYTOR RICHARD N	4/13/2011	<a href="#">D211095464</a>	0000000	0000000
FORT WORTH CITY OF	5/5/1992	00106700000868	0010670	0000868
AZOCAR ARISTEO	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	\$213,750	\$213,750	\$199,500
2024	\$0	\$166,250	\$166,250	\$166,250
2023	\$0	\$166,250	\$166,250	\$166,250
2022	\$0	\$166,250	\$166,250	\$166,250
2021	\$0	\$133,000	\$133,000	\$133,000
2020	\$0	\$16,250	\$16,250	\$16,250

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.