



**Address:** [901 BRYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 35170-C-1A  
**Subdivision:** ROSEDALE ADDITION  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.735343648  
**Longitude:** -97.3248137643  
**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 C  
Lot 1A

**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:** \$225,000

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

**Site Number:** 02511355

**Site Name:** VACANT LAND

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

**Parcels:** 1

**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>:** 5,000

**Land Acres<sup>\*</sup>:** 0.1147

**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:**

MSV DEVELOPMENT LLC

**Primary Owner Address:**

7501 INWOOD RD  
DALLAS, TX 75209

**Deed Date:** 9/1/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217219656](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SA COMPASS INC	7/6/2017	<a href="#">D217198092-CWD</a>		
FULD ANDREW;FULD LISA	5/6/2016	<a href="#">D216111406</a>		
SWARTZFAGER ANDREW E	1/22/2003	00163530000199	0016353	0000199
FORT WORTH	9/7/1993	00112580001260	0011258	0001260
BOLES ALAN MURPHY;BOLES DAVID	6/10/1985	00082070000696	0008207	0000696
NEAVES RICARDO JR	6/6/1985	00082040000588	0008204	0000588
BOLES ALAN MURPHY;BOLES DAVID	6/1/1985	00081970000825	0008197	0000825
RECO INVEST INC TR	5/31/1985	00081970000822	0008197	0000822
MCDANIEL YVONNE	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	\$225,000	\$225,000	\$210,000
2024	\$0	\$175,000	\$175,000	\$175,000
2023	\$0	\$175,000	\$175,000	\$175,000
2022	\$0	\$175,000	\$175,000	\$175,000
2021	\$0	\$175,000	\$175,000	\$175,000
2020	\$0	\$175,000	\$175,000	\$175,000

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

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.