



**Address:** [2700 BRYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36900-1-1  
**Subdivision:** RYAN & PRUITT  
**Neighborhood Code:** IM-Ryan and Pruitt

**Latitude:** 32.7123552614  
**Longitude:** -97.3259439497  
**TAD Map:** 2048-380  
**MAPSCO:** TAR-077S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RYAN & PRUITT Block 1 Lot 1 & BLK 2 N500' & PT CL ST

**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:** \$221,611

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

**Site Number:** 80184103

**Site Name:** VACANT LAND - COMMERCIAL

**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>:** 177,289

**Land Acres<sup>\*</sup>:** 4.0700

**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:**

VIEW PARTNERS LP

**Primary Owner Address:**

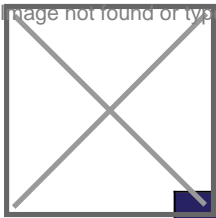
PO BOX 11054  
FORT WORTH, TX 76110-0054

**Deed Date:** 10/13/2010

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D210254195](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TIMPTE INDUSTRIES INC	8/22/2006	<a href="#">D206264223</a>	0000000	0000000
DOORCO INC	12/31/1900	000000000000000	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	\$221,611	\$221,611	\$221,611
2024	\$0	\$221,611	\$221,611	\$221,611
2023	\$0	\$221,611	\$221,611	\$221,611
2022	\$0	\$221,611	\$221,611	\$221,611
2021	\$0	\$179,075	\$179,075	\$179,075
2020	\$0	\$179,075	\$179,075	\$179,075

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.