



**Address:** [2840 BRYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36900-11-15  
**Subdivision:** RYAN & PRUITT  
**Neighborhood Code:** WH-Ryan and Pruitt

**Latitude:** 32.7102186273  
**Longitude:** -97.3256082978  
**TAD Map:** 2048-376  
**MAPSCO:** TAR-077W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RYAN & PRUITT Block 11 Lot 15  
THRU 17

**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:** F1  
**Year Built:** 1964  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$1,542,888  
**Protest Deadline Date:** 5/31/2024

**Site Number:** 80184448  
**Site Name:** BEST CHOICE FOODS  
**Site Class:** WHStorage - Warehouse-Storage  
**Parcels:** 1  
**Primary Building Name:** BEST CHOICE FOODS / 02591901  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 17,633  
**Net Leasable Area<sup>+++</sup>:** 17,633  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 18,750  
**Land Acres<sup>\*</sup>:** 0.4304  
**Pool:** N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

**OWNER INFORMATION**

**Current Owner:**  
SPARKLES RHINESTONES LLC  
**Primary Owner Address:**  
2022 GLENCO TERR  
FORT WORTH, TX 76110

**Deed Date:** 5/18/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221141978](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PELETON PROPERTIES LLC	9/10/2010	<a href="#">D210236074</a>	0000000	0000000
SPECIALTY ADHESIVES INC	10/10/1997	00129420000268	0012942	0000268
BEV-TECH INC & D CORNISH & CO	12/14/1992	00109050001657	0010905	0001657
BANK ONE	3/5/1991	00102300002207	0010230	0002207
TENERY FOOD CORP	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	\$1,496,013	\$46,875	\$1,542,888	\$1,322,476
2024	\$1,055,188	\$46,875	\$1,102,063	\$1,102,063
2023	\$872,378	\$46,875	\$919,253	\$919,253
2022	\$872,378	\$46,875	\$919,253	\$919,253
2021	\$667,820	\$37,500	\$705,320	\$705,320
2020	\$667,820	\$37,500	\$705,320	\$705,320

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.