



**Address:** [1554 W BERRY ST](#)  
**City:** FORT WORTH  
**Georeference:** 36910-13-14-30  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.7063689996  
**Longitude:** -97.3435748496  
**TAD Map:** 2048-376  
**MAPSCO:** TAR-076Y



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** RYAN SOUTH, JOHN C  
ADDITION Block 13 Lot 14 15 16 & N 10' 13

**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)

**Site Number:** 80189156  
**Site Name:** WASH AND DRY/ WATER INN  
**Site Class:** RETGen - Retail-General/Specialty  
**Parcels:** 1  
**Primary Building Name:** WASH AND DRY/ WATER INN / 02602814  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 6,650  
**Net Leasable Area<sup>+++</sup>:** 6,650  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 20,000  
**Land Acres<sup>\*</sup>:** 0.4591  
**Pool:** N

**State Code:** F1  
**Year Built:** 1959  
**Personal Property Account:** Multi  
**Agent:** P E PENNINGTON & CO INC (09051)  
**Notice Sent Date:** 5/1/2025  
**Notice Value:** \$706,000  
**Protest Deadline Date:** 5/31/2024

<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:**  
THANH VINA LLC  
**Primary Owner Address:**  
12207 JACKSON CREEK DR  
DALLAS, TX 75243

**Deed Date:** 5/29/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215116788](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RICH BOUNNIE T RICH;RICH JOHN S	12/13/1999	00141390000123	0014139	0000123
USA LAUNDRY EQUIPMENT INC	7/6/1999	00139140000124	0013914	0000124
SOUTHWESTERN DIAMOND TOOL	7/12/1990	00099900001621	0009990	0001621
SCHEUMACK J D	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	\$466,000	\$240,000	\$706,000	\$540,000
2024	\$210,000	\$240,000	\$450,000	\$450,000
2023	\$210,000	\$240,000	\$450,000	\$450,000
2022	\$203,754	\$240,000	\$443,754	\$443,754
2021	\$192,250	\$240,000	\$432,250	\$432,250
2020	\$192,250	\$240,000	\$432,250	\$432,250

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.