



**Address:** [1700 BRYAN AVE](#)  
**City:** FORT WORTH  
**Georeference:** 37140-2-10  
**Subdivision:** SAINT HELENA ADDITION  
**Neighborhood Code:** RET-Southwest Tarrant County General

**Latitude:** 32.7256707239  
**Longitude:** -97.3257648854  
**TAD Map:** 2048-384  
**MAPSCO:** TAR-077N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SAINT HELENA ADDITION  
Block 2 Lot 10

**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:** CHRISTOPHER RYDBERG (06065)

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

**Notice Value:** \$60,900

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

**Site Number:** 80191975

**Site Name:** 80191975

**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>:** 4,200

**Land Acres<sup>\*</sup>:** 0.0964

**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:**

QUEEN SHIVA LLC

**Primary Owner Address:**

401 COLLEGE AVE  
FORT WORTH, TX 76104

**Deed Date:** 3/25/2014

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D214058379](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
URBAN KANE	9/18/2013	<a href="#">D213250695</a>	0000000	0000000
FORT WORTH CITY OF	11/20/2012	<a href="#">D212289470</a>	0000000	0000000
WIESE BERTHA;WIESE THEODORE W	12/31/1900	00057420000143	0005742	0000143

## 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	\$60,900	\$60,900	\$60,900
2024	\$0	\$60,000	\$60,000	\$51,660
2023	\$0	\$43,050	\$43,050	\$43,050
2022	\$0	\$23,100	\$23,100	\$23,100
2021	\$0	\$23,100	\$23,100	\$23,100
2020	\$0	\$29,400	\$29,400	\$29,400

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.