



Address: [451 BRYAN AVE](#)
City: FORT WORTH
Georeference: 43920-C-1
Subdivision: TUCKER, W B SUBDIVISION
Neighborhood Code: APT-Hospital

Latitude: 32.7398173787
Longitude: -97.3248000977
TAD Map: 2048-388
MAPSCO: TAR-077E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TUCKER, W B SUBDIVISION
Block C Lot 1 & 2

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: 2023

Personal Property Account: N/A

Agent: QUATRO TAX LLC (11627)

Notice Sent Date: 4/15/2025

Notice Value: \$19,431,612

Protest Deadline Date: 2/21/2025

Site Number: 80654843

Site Name: BRYAN FLATS

Site Class: APTIndMtr - Apartment-Individual Meter

Parcels: 1

Primary Building Name: BRYAN FLATS / 03193551

Primary Building Type: Multi-Family

Gross Building Area+++ : 36,195

Net Leasable Area+++ : 36,195

Percent Complete: 100%

Land Sqft* : 9,200

Land Acres* : 0.2112

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:

BRYAN FLATS LLC

Primary Owner Address:

311 UNIVERSITY DR STE 101
FORT WORTH, TX 76107

Deed Date: 4/14/2022

Deed Volume:

Deed Page:

Instrument: [D222096803](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PLACEMAKER PROPERTY REDEVELOPMENT LLC	12/17/2019	D219293527		
GEMINI PROPERTIES AND INVESTMENTS LLC;LYLE HOLDINGS LP;PLACEMAKER PROPERTY REDEVELOPMENT LLC	12/11/2019	D219293526		
LARCH HILLS SOUTHSIDE FW LLC	5/30/2013	D213201107	0000000	0000000
BAKER THOMAS N	11/6/1987	00091180001357	0009118	0001357
MASSEY BETTY JO;MASSEY DOUGLAS	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 ⁺
2025	\$18,994,612	\$437,000	\$19,431,612	\$18,834,996
2024	\$3,057,830	\$230,000	\$3,287,830	\$3,195,830
2023	\$0	\$115,000	\$115,000	\$115,000
2022	\$0	\$115,000	\$115,000	\$115,000
2021	\$0	\$69,000	\$69,000	\$69,000
2020	\$0	\$69,000	\$69,000	\$69,000

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.