



**Address:** [1450 RYAN CT](#)  
**City:** GRAPEVINE  
**Georeference:** 10129-1-17  
**Subdivision:** DOVE CROSSING  
**Neighborhood Code:** 3G020V

**Latitude:** 32.9624435484  
**Longitude:** -97.0948585496  
**TAD Map:** 2120-468  
**MAPSCO:** TAR-013Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** DOVE CROSSING Block 1 Lot 17

**Jurisdictions:**

CITY OF GRAPEVINE (011)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A

**Year Built:** 1986

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05567904

**Site Name:** DOVE CROSSING-1-17

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,650

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,525

**Land Acres<sup>\*</sup>:** 0.1727

**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:**

BRANCATO JUSTIN  
BRANCATO RACHEL

**Primary Owner Address:**

1450 RYAN CT  
GRAPEVINE, TX 76051-2728

**Deed Date:** 7/28/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206241614](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEAUVAIS KEIRA;BEAUVAIS ROBERT	4/3/1998	00131630000123	0013163	0000123
KOLVITZ KEITH G;KOLVITZ PATRICIA M	11/26/1986	00087740002338	0008774	0002338
NASH PHILLIPS/COPUS INC	9/11/1986	00086820000017	0008682	0000017
DOVE CROSSING DEV CO	1/1/1984	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	\$327,829	\$80,000	\$407,829	\$407,829
2024	\$327,829	\$80,000	\$407,829	\$407,829
2023	\$330,494	\$70,000	\$400,494	\$371,152
2022	\$296,037	\$45,000	\$341,037	\$337,411
2021	\$261,737	\$45,000	\$306,737	\$306,737
2020	\$248,603	\$45,000	\$293,603	\$293,603

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

- HOMESTEAD GENERAL 11.13(b)

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.