



**Address:** [1440 RYAN CT](#)  
**City:** GRAPEVINE  
**Georeference:** 10129-1-22  
**Subdivision:** DOVE CROSSING  
**Neighborhood Code:** 3G020V

**Latitude:** 32.9626896161  
**Longitude:** -97.094225575  
**TAD Map:** 2120-468  
**MAPSCO:** TAR-013Y



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

## PROPERTY DATA

**Legal Description:** DOVE CROSSING Block 1 Lot 22

**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:** VANGUARD PROPERTY TAX APPEALS (12005)

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

**Site Number:** 05567955

**Site Name:** DOVE CROSSING-1-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,850

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,552

**Land Acres<sup>\*</sup>:** 0.1963

**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:**

KAJIMOTO SHINJI

**Primary Owner Address:**

5050 QUORUM DR STE 225  
DALLAS, TX 75254

**Deed Date:** 11/25/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219273498](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPEN HOUSE TEXAS REALTY & INVESTMENTS LLC	6/6/2019	<a href="#">D219138889</a>		
EVANS DEVILLA R	8/21/2003	<a href="#">D203337289</a>	0017177	0000419
EVANS DEVILLA R ETAL	6/12/1998	00132910000393	0013291	0000393
EARLE VICKIE L	11/30/1995	00121880000598	0012188	0000598
TURNER ALICE LUCILLE	11/28/1990	00101170001913	0010117	0001913
STRASSNER JAMES;STRASSNER JULIE	1/6/1989	00094950001806	0009495	0001806
STRASSNER JACOB E;STRASSNER SALLY	1/12/1987	00088090001247	0008809	0001247
NASH PHILLIPS/COPUS INC	9/10/1986	00086820000017	0008682	0000017
HOOKE/BARNES HOMES	4/2/1985	00081370000967	0008137	0000967
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	\$350,000	\$80,000	\$430,000	\$430,000
2024	\$350,000	\$80,000	\$430,000	\$430,000
2023	\$358,330	\$70,000	\$428,330	\$428,330
2022	\$302,000	\$45,000	\$347,000	\$347,000
2021	\$221,000	\$45,000	\$266,000	\$266,000
2020	\$221,000	\$45,000	\$266,000	\$266,000

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

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## Tarrant Appraisal District Property Information | PDF

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.