



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



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 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⁺⁺⁺: 1,850

Percent Complete: 100%

Land Sqft^{*}: 8,552

Land Acres^{*}: 0.1963

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:

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	D219138889		
EVANS DEVILLA R	8/21/2003	D203337289	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 ⁺
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.