



**Address:** [2238 RYAN RDG](#)  
**City:** GRAPEVINE  
**Georeference:** 10129-4-28  
**Subdivision:** DOVE CROSSING  
**Neighborhood Code:** 3G020V

**Latitude:** 32.9611483624  
**Longitude:** -97.0944254687  
**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 4 Lot 28

**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:** 05570042

**Site Name:** DOVE CROSSING-4-28

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,726

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,196

**Land Acres<sup>\*</sup>:** 0.1651

**Pool:** Y

<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:**

ZRNA ADAM M

**Primary Owner Address:**

3717 SELMA ST  
FORT WORTH, TX 76111

**Deed Date:** 5/30/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223095590](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY J LLC	6/22/2022	<a href="#">D222160540</a>		
FERRI MILDRED GOULDEY;FERRI ROBERT M;PACLIBARE LEANNA J	8/31/2018	<a href="#">D218229550</a>		
FERRI MILDRED GOULDEY;FERRI ROBERT M;PACLIBARE EDWARD A;PACLIBARE LEANNA J	1/31/2017	<a href="#">D217024506</a>		
MILLS JAMES LUTHE III	9/8/2011	<a href="#">D211218527</a>	0000000	0000000
PROJECT 3C INC	11/22/2010	<a href="#">D210290943</a>	0000000	0000000
LEFEBVERE COURTNEY;LEFEBVERE JAMES	3/13/2002	00156010000352	0015601	0000352
WILLIAMS A L BROWN;WILLIAMS JAMES T	8/28/2000	00145030000456	0014503	0000456
WIGINTON MICHAEL C	6/8/1998	00132680000526	0013268	0000526
STEELE LISA R;STEELE THOMAS E	8/31/1995	00120990000521	0012099	0000521
ROCKHOLD GARRY M;ROCKHOLD LINDA	7/22/1986	00086220000763	0008622	0000763
NASH PHILLIPS/COPUS INC	2/23/1986	00084630000544	0008463	0000544
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	\$371,605	\$80,000	\$451,605	\$451,605
2024	\$371,605	\$80,000	\$451,605	\$451,605
2023	\$332,251	\$70,000	\$402,251	\$402,251
2022	\$332,424	\$45,000	\$377,424	\$377,424
2021	\$295,550	\$45,000	\$340,550	\$340,550
2020	\$262,104	\$45,000	\$307,104	\$307,104

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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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.