



**Address:** [2230 RYAN RDG](#)  
**City:** GRAPEVINE  
**Georeference:** 10129-4-32  
**Subdivision:** DOVE CROSSING  
**Neighborhood Code:** 3G020V

**Latitude:** 32.9611479848  
**Longitude:** -97.0937604831  
**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 32

**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:** RYAN LLC (00672F)

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

**Site Number:** 05570085

**Site Name:** DOVE CROSSING-4-32

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,596

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,122

**Land Acres<sup>\*</sup>:** 0.1175

**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:**

2019-1 IH BORROWER LP

**Primary Owner Address:**

1717 MAIN ST STE 2000  
DALLAS, TX 75201

**Deed Date:** 6/7/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219124008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH 2016-2 BORROWER LLC	11/3/2016	<a href="#">D216262223</a>		
TARBERT LLC	8/8/2014	<a href="#">D214171708</a>		
WOOD CHRISTINE	9/9/2013	<a href="#">D213241489</a>	0000000	0000000
ABBOT PHYLLIS	2/27/2013	<a href="#">D213057395</a>	0000000	0000000
KNECHT KATHEY	9/5/2011	00000000000000	0000000	0000000
KNECHT KATHEY;KNECHT MICHAEL V EST	10/6/2000	00145660000373	0014566	0000373
SEC OF HUD	7/25/2000	00144520000183	0014452	0000183
B A MORTGAGE LLC	6/6/2000	00143810000094	0014381	0000094
ALLEN CHRIS;ALLEN DENISE	1/13/1995	00118560001814	0011856	0001814
WOODS CANDY C;WOODS STEVEN M	6/27/1991	00103000002280	0010300	0002280
MAY KAREN M;MAY MICHAEL S	7/1/1986	00085980000339	0008598	0000339
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	\$306,315	\$80,000	\$386,315	\$386,315
2024	\$306,315	\$80,000	\$386,315	\$386,315
2023	\$308,952	\$70,000	\$378,952	\$378,952
2022	\$282,238	\$45,000	\$327,238	\$327,238
2021	\$249,643	\$45,000	\$294,643	\$294,643
2020	\$201,695	\$45,000	\$246,695	\$246,695

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.