



Address: [2851 BRYANT IRVIN RD](#)
City: FORT WORTH
Georeference: 11068-2-6
Subdivision: EDWARDS RANCH CLEARFORK ADDN
Neighborhood Code: OFC-West Tarrant County

Latitude: 32.709642417
Longitude: -97.409563
TAD Map: 2024-376
MAPSCO: TAR-074Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: EDWARDS RANCH
CLEARFORK ADDN Block 2 Lot 6

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: C1C
Year Built: 0
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$100
Protest Deadline Date: 5/31/2024

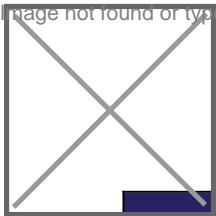
Site Number: 80882204
Site Name: DRAINAGE DITCH
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 1
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 98,576
Land Acres^{*}: 2.2630
Pool: N

+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
CLEARFORK ASSOCIATION INC
Primary Owner Address:
4200 S HULEN ST STE 614
FORT WORTH, TX 76109-4988

Deed Date: 1/4/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213004083](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASSCO DEVELOPMENT CO INC	12/31/2012	D213001549	0000000	0000000
EDWARDS GEREN LTD	1/1/2012	0000000000000000	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	\$0	\$100	\$100	\$100
2024	\$0	\$100	\$100	\$100
2023	\$0	\$100	\$100	\$100
2022	\$0	\$100	\$100	\$100
2021	\$0	\$100	\$100	\$100
2020	\$0	\$100	\$100	\$100

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

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.