

Account Number: 02511355



Address: 901 BRYAN AVE City: FORT WORTH Georeference: 35170-C-1A

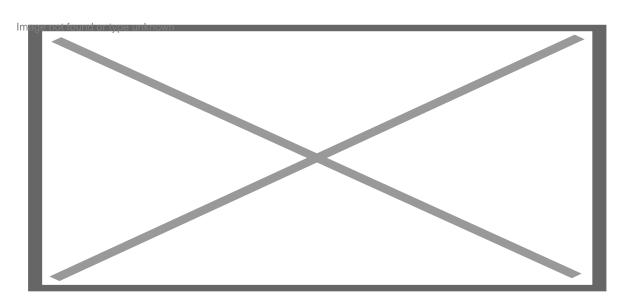
Subdivision: ROSEDALE ADDITION

Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.735343648 Longitude: -97.3248137643 **TAD Map:** 2048-388

MAPSCO: TAR-077J





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

## PROPERTY DATA

Legal Description: ROSEDALE ADDITION Block C

Lot 1A

Jurisdictions:

CITY OF FORT WORTH (026) Site Number: 02511355 TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) Site Name: VACANT LAND

Site Class: LandVacantComm - Vacant Land -Commercial TARRANT COUNTY HOSPITAL (224)

Parcels: 1

TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905)

State Code: C1C

Year Built: 0 Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

**Primary Building Name: Primary Building Type:** Gross Building Area +++: 0 Net Leasable Area+++: 0 **Percent Complete: 0% Land Sqft**\*: 5,000 Land Acres\*: 0.1147

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

04-03-2025 Page 1



## **OWNER INFORMATION**

Current Owner:
MSV DEVELOPMENT LLC
Primary Owner Address:

7501 INWOOD RD DALLAS, TX 75209

Deed Date: 9/1/2017 Deed Volume: Deed Page:

**Instrument:** D217219656

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SA COMPASS INC	7/6/2017	D217198092-CWD		
FULD ANDREW;FULD LISA	5/6/2016	D216111406		
SWARTZFAGER ANDREW E	1/22/2003	00163530000199	0016353	0000199
FORT WORTH	9/7/1993	00112580001260	0011258	0001260
BOLES ALAN MURPHY;BOLES DAVID	6/10/1985	00082070000696	0008207	0000696
NEAVES RICARDO JR	6/6/1985	00082040000588	0008204	0000588
BOLES ALAN MURPHY;BOLES DAVID	6/1/1985	00081970000825	0008197	0000825
RECO INVEST INC TR	5/31/1985	00081970000822	0008197	0000822
MCDANIEL YVONNE	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$0	\$175,000	\$175,000	\$175,000
2023	\$0	\$175,000	\$175,000	\$175,000
2022	\$0	\$175,000	\$175,000	\$175,000
2021	\$0	\$175,000	\$175,000	\$175,000
2020	\$0	\$175,000	\$175,000	\$175,000

04-03-2025 Page 2



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.

04-03-2025 Page 3