

## LOCATION

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**Address:** [2203 RYAN RDG](#)  
**City:** GRAPEVINE  
**Georeference:** 10129-3-2  
**Subdivision:** DOVE CROSSING  
**Neighborhood Code:** 3G020V

**Latitude:** 32.9623354826  
**Longitude:** -97.0931193439  
**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

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**Legal Description:** DOVE CROSSING Block 3 Lot 2

**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:** 5/15/2025

**Site Number:** 05568900

**Site Name:** DOVE CROSSING-3-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,960

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,154

**Land Acres<sup>\*</sup>:** 0.1183

**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

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**Current Owner:**

RAMANI VANITA MADHUBHAI  
RAMANI MADHUBHAI

**Primary Owner Address:**

2203 RYAN RDG  
GRAPEVINE, TX 76051-2731

**Deed Date:** 5/30/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208207284](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEVERSON HELEN;SEVERSON MIKE	5/7/1997	00127670000629	0012767	0000629
LOCKE MICHAEL LANCE	6/12/1989	00110050000635	0011005	0000635
LOCKE JODY;LOCKE LANCE	6/16/1986	00085810001506	0008581	0001506
NASH PHILLIPS COPUS INC	3/17/1986	00084860001999	0008486	0001999
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	\$0	\$0	\$0	\$0
2024	\$391,696	\$80,000	\$471,696	\$443,726
2023	\$338,286	\$70,000	\$408,286	\$403,387
2022	\$321,715	\$45,000	\$366,715	\$366,715
2021	\$312,273	\$45,000	\$357,273	\$351,881
2020	\$274,892	\$45,000	\$319,892	\$319,892

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

- HOMESTEAD GENERAL 11.13(b)

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.