



**Address:** [2232 RYAN RDG](#)  
**City:** GRAPEVINE  
**Georeference:** 10129-4-31  
**Subdivision:** DOVE CROSSING  
**Neighborhood Code:** 3G020V

**Latitude:** 32.9611510838  
**Longitude:** -97.0939182224  
**TAD Map:** 2120-468  
**MAPSCO:** TAR-013Y



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

## PROPERTY DATA

**Legal Description:** DOVE CROSSING Block 4 Lot 31

**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:** OCONNOR & ASSOCIATES (00436)

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

**Site Number:** 05570077

**Site Name:** DOVE CROSSING-4-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,352

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,608

**Land Acres<sup>\*</sup>:** 0.1287

**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:**

ALLEN CLIFFORD W

**Primary Owner Address:**

2232 RYAN RDG  
GRAPEVINE, TX 76051-2784

**Deed Date:** 6/7/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212137549](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GONZALEZ PEDRO A	8/7/2007	<a href="#">D207281328</a>	0000000	0000000
GERN JEFF E;GERN KATHLEEN M	5/28/2002	00157110000162	0015711	0000162
MILLER PEGGY L	7/16/1986	00086160001543	0008616	0001543
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	\$0	\$0	\$0	\$0
2024	\$256,991	\$80,000	\$336,991	\$336,991
2023	\$283,000	\$70,000	\$353,000	\$317,092
2022	\$243,265	\$45,000	\$288,265	\$288,265
2021	\$220,000	\$45,000	\$265,000	\$265,000
2020	\$205,000	\$45,000	\$250,000	\$250,000

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.