



Address: [2226 RYAN RDG](#)
City: GRAPEVINE
Georeference: 10129-4-34
Subdivision: DOVE CROSSING
Neighborhood Code: 3G020V

Latitude: 32.9611504358
Longitude: -97.0934344693
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 34

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: TEXAS TAX PROTEST (05909)

Protest Deadline Date: 5/15/2025

Site Number: 05570107

Site Name: DOVE CROSSING-4-34

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,438

Percent Complete: 100%

Land Sqft*: 5,301

Land Acres*: 0.1216

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:

WILLIAMS HUNTER ANDREW
IRVINE ANNABEL IRENE

Primary Owner Address:

2226 RYAN RDG
GRAPEVINE, TX 76051

Deed Date: 8/29/2022

Deed Volume:

Deed Page:

Instrument: [D22216107](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OPENDOOR PROPERTY TRUST I	6/14/2022	D222154549		
WORLD KRISTEN L	7/11/2019	D219152055		
GONZALEZ DEBORAH	9/23/2014	D214211506		
ALFORD CARL S;ALFORD MARYLEE	9/8/2009	D209251105	0000000	0000000
BUTLER DAN E EST;BUTLER DEBRA L	1/7/2003	00163000000067	0016300	0000067
HOFTON DAVID CHARLES	11/6/1986	00087400001440	0008740	0001440
HOFTON ANNA CAWTHON;HOFTON DAVID C	7/16/1986	00086160001577	0008616	0001577
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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$240,000	\$80,000	\$320,000	\$320,000
2023	\$294,211	\$70,000	\$364,211	\$364,211
2022	\$263,626	\$45,000	\$308,626	\$303,181
2021	\$233,179	\$45,000	\$278,179	\$275,619
2020	\$205,563	\$45,000	\$250,563	\$250,563

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.