



Address: [2224 RYAN RDG](#)
City: GRAPEVINE
Georeference: 10129-4-35
Subdivision: DOVE CROSSING
Neighborhood Code: 3G020V

Latitude: 32.9611523855
Longitude: -97.0932799077
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 35

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: 05570115

Site Name: DOVE CROSSING-4-35

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,554

Percent Complete: 100%

Land Sqft*: 5,245

Land Acres*: 0.1204

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:

LYON KEN E
LYON LISA

Primary Owner Address:

2224 RYAN RDG
GRAPEVINE, TX 76051-2782

Deed Date: 6/30/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206204483](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEYMOUR CYNTHIA;SEYMOUR MARK	9/14/2000	00145290000087	0014529	0000087
FECHNER PATRICIA J	6/14/1994	00116240001836	0011624	0001836
KLIX DENNIS DOUGLAS	3/28/1994	00115260001918	0011526	0001918
KLIX BRENDA K;KLIX DENNIS D	8/15/1988	00093570000915	0009357	0000915
EVANS JOHN W;EVANS LEANNE	9/11/1986	00086810000191	0008681	0000191
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	\$307,407	\$80,000	\$387,407	\$387,001
2023	\$309,906	\$70,000	\$379,906	\$351,819
2022	\$277,760	\$45,000	\$322,760	\$319,835
2021	\$245,759	\$45,000	\$290,759	\$290,759
2020	\$233,630	\$45,000	\$278,630	\$278,630

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.