



Account Number: 05570263



Address: 2210 RYAN RDG

City: GRAPEVINE

Georeference: 10129-4-42 Subdivision: DOVE CROSSING Neighborhood Code: 3G020V **Latitude:** 32.9618006618 **Longitude:** -97.0926868656

**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

42

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: OWNWELL INC (12140) Protest Deadline Date: 5/15/2025 **Site Number:** 05570263

**Site Name:** DOVE CROSSING-4-42

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,596
Percent Complete: 100%

Land Sqft\*: 4,767 Land Acres\*: 0.1094

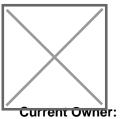
Pool: N

+++ Rounded.

## **OWNER INFORMATION**

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



STEWART PHILIP C
Primary Owner Address:

2210 RYAN RDG

GRAPEVINE, TX 76051-2732

Deed Date: 5/6/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: D204144198

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR MICHAEL E	9/26/1994	00000000000000	0000000	0000000
TAYLOR CATHERINE;TAYLOR MICHAEL	11/16/1988	00094410001204	0009441	0001204
PAVLOVICH MARCY;PAVLOVICH ROGER	5/7/1986	00085400001439	0008540	0001439
NASH PHILLIPS/COPUS INC	1/24/1986	00084370002013	0008437	0002013
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	\$312,440	\$80,000	\$392,440	\$332,750
2023	\$295,731	\$70,000	\$365,731	\$302,500
2022	\$230,000	\$45,000	\$275,000	\$275,000
2021	\$249,643	\$45,000	\$294,643	\$291,587
2020	\$220,079	\$45,000	\$265,079	\$265,079

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.