



Address: [3051 BRYANT IRVIN RD](#)
City: FORT WORTH
Georeference: A 464-1U05
Subdivision: EDWARDS, LEMUEL J SURVEY
Neighborhood Code: OFC-West Tarrant County

Latitude: 32.707432123
Longitude: -97.4074570871
TAD Map: 2024-376
MAPSCO: TAR-074Z



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

PROPERTY DATA

Legal Description: EDWARDS, LEMUEL J SURVEY
Abstract 464 Tract 1U05 DRAINAGE EASEMENT

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 80872336
Site Name: 2809 BRYANT IRVIN RD
Site Class: LandVacantComm - Vacant Land -Commercial
Parcels: 2
Primary Building Name:
Primary Building Type:
Gross Building Area⁺⁺⁺: 0
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 32,234
Land Acres^{*}: 0.7400
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:
CLEARFORK ASSOCIATION INC
Primary Owner Address:
4200 S HULEN ST STE 614
FORT WORTH, TX 76109-4988

Deed Date: 1/4/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213004083](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CASSCO DEVELOPMENT CO INC	12/31/2012	D213001549	0000000	0000000
EDWARDS GEREN LTD	1/2/2005	D212290570	0012915	0000394

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	\$0	\$100	\$100	\$100
2023	\$0	\$100	\$100	\$100
2022	\$0	\$100	\$100	\$100
2021	\$0	\$100	\$100	\$100
2020	\$0	\$100	\$100	\$100

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

There are no exemptions for this property

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.