



Address: [2529 8TH AVE](#)
City: FORT WORTH
Georeference: 36890-14-17
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: Car Wash General

Latitude: 32.7145453662
Longitude: -97.3434691831
TAD Map: 2048-380
MAPSCO: TAR-076U



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

PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block
14 Lot 17 & 18

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)

Site Number: 80183905
Site Name: RUB-A-DUB CAR WASH
Site Class: CWSelfSvc - Car Wash-Self Service
Parcels: 1
Primary Building Name: RUB-A-DUB CAR WASH / 02586037
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 2,172
Net Leasable Area⁺⁺⁺: 0
Percent Complete: 100%
Land Sqft^{*}: 13,000
Land Acres^{*}: 0.2984
Pool: N

State Code: F1

Year Built: 1964

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00844)

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



OWNER INFORMATION

Current Owner:
CWS REAL PROPERTY HOLDINGS LLC
Primary Owner Address:
6317 WAKELAND CT
FORT WORTH, TX 76133

Deed Date: 1/2/2018
Deed Volume:
Deed Page:
Instrument: [D218094317](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CWS GROUP LLC	8/26/2016	D216198622		
WARNER ALAN/FORT WORTH CW LLC	10/2/2014	D214219510		
	10/2/2014	D214219510		
BELLAIRE CONSTRUCTION LLC	2/23/2012	D212047325	0000000	0000000
MIDWAY CARWASH CO	6/27/2002	00157850000314	0015785	0000314
POLSON C G	12/31/1900	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	\$162,000	\$78,000	\$240,000	\$240,000
2023	\$160,920	\$78,000	\$238,920	\$238,920
2022	\$153,331	\$78,000	\$231,331	\$231,331
2021	\$153,331	\$78,000	\$231,331	\$231,331
2020	\$150,187	\$78,000	\$228,187	\$228,187

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.