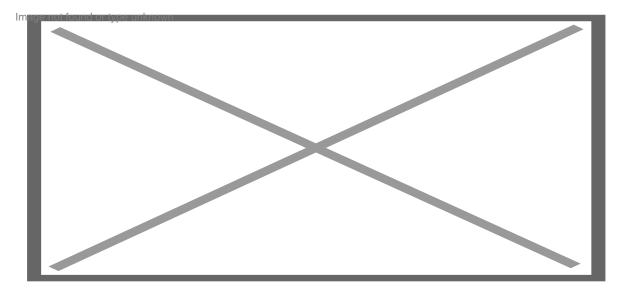


Tarrant Appraisal District Property Information | PDF Account Number: 02586053

Address: 2517 8TH AVE

City: FORT WORTH Georeference: 36890-14-21 Subdivision: RYAN PLACE ADDITION Neighborhood Code: MED-South Tarrant County General Latitude: 32.715102304 Longitude: -97.3434618703 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 21 & 22 Jurisdictions: CITY OF FORT WORTH (026) Site Number: 80183913 **TARRANT COUNTY (220)** Site Name: NURSECORE/DR MEDFORD **TARRANT REGIONAL WATER DISTRICT (223)** Site Class: MEDOff - Medical-Office **TARRANT COUNTY HOSPITAL (224)** Parcels: 2 **TARRANT COUNTY COLLEGE (225)** FORT WORTH ISD (905) Primary Building Name: NURSECORE / 02586053 State Code: F1 Primary Building Type: Commercial Year Built: 1973 Gross Building Area+++: 4,500 Personal Property Account: Multi Net Leasable Area+++: 4,500 Agent: TARRANT PROPERTY TAX SERVICE (00065) Percent Complete: 100% Protest Deadline Date: 5/15/2025 Land Sqft*: 13,000 Land Acres*: 0.2984 +++ Rounded.

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





OWNER INFORMATION

Current Owner:

BENTLEY TEXAS HOLDINGS LLC Primary Owner Address:

2517 8TH AVE FORT WORTH, TX 76110 Deed Date: 3/22/2016 Deed Volume: Deed Page: Instrument: D216058323

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEDFORD DAVID C;MEDFORD NANCY T	4/26/2005	D205119732	000000	0000000
ELECTRIC THREE WHEELERS INC	6/28/2000	00144200000199	0014420	0000199
RICHMOND JOHN	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$786,528	\$66,300	\$852,828	\$852,828
2023	\$730,200	\$66,300	\$796,500	\$796,500
2022	\$700,872	\$66,300	\$767,172	\$767,172
2021	\$676,200	\$66,300	\$742,500	\$742,500
2020	\$744,624	\$66,300	\$810,924	\$810,924

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.