



Address: [2509 8TH AVE](#)
City: FORT WORTH
Georeference: 36890-14-23
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: Food Service General

Latitude: 32.7155817035
Longitude: -97.3434560635
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 23 THRU 27

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: F1

Year Built: 1990

Personal Property Account: [09903062](#)

Agent: KROLL LLC (11157)

Protest Deadline Date: 5/15/2025

Site Number: 80183921

Site Name: BRAUMS

Site Class: FSFastFood - Food Service-Fast Food Restaurant

Parcels: 1

Primary Building Name: BRAUM'S / 02586061

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,716

Net Leasable Area⁺⁺⁺: 3,716

Percent Complete: 100%

Land Sqft^{*}: 32,500

Land Acres^{*}: 0.7460

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:

RETAIL BUILDINGS INC

Primary Owner Address:

3000 NE 63RD ST
OKLAHOMA CITY, OK 73121-1202

Deed Date: 5/12/1989

Deed Volume: 0009592

Deed Page: 0001776

Instrument: 00095920001776

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BACKUS AVIS G	3/24/1989	00000000000000	0000000	0000000
BACKUS HARRY C	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	\$609,381	\$146,250	\$755,631	\$755,631
2023	\$596,318	\$146,250	\$742,568	\$742,568
2022	\$553,750	\$146,250	\$700,000	\$700,000
2021	\$505,451	\$146,250	\$651,701	\$651,701
2020	\$514,569	\$146,250	\$660,819	\$660,819

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.