



**Address:** [3107 8TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-8-21  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** M4T03D

**Latitude:** 32.7053940004  
**Longitude:** -97.3435889162  
**TAD Map:** 2048-376  
**MAPSCO:** TAR-076Y



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

## PROPERTY DATA

**Legal Description:** RYAN SOUTH, JOHN C ADDITION Block 8 Lot 21

**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:** B

**Year Built:** 2006

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02601680

**Site Name:** RYAN SOUTH, JOHN C ADDITION-8-21

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,980

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,250

**Land Acres<sup>\*</sup>:** 0.1434

**Pool:** N

<sup>+++</sup> Rounded.

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



### OWNER INFORMATION

**Current Owner:**  
GUTIERREZ GUSTAVO GABRIEL  
**Primary Owner Address:**  
3107 8TH AVE  
FORT WORTH, TX 76110

**Deed Date:** 10/23/2023  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224028393 CWD](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WSKO HOLDINGS LLC SERIES 3107	1/16/2015	<a href="#">D215230606</a>		
O'BRYAN KEVIN;O'BRYAN WINN SCHULTZ	9/15/2010	<a href="#">D210228973</a>	0000000	0000000
O'BRYAN KEVIN	11/4/2009	<a href="#">D209304984</a>	0000000	0000000
US BANK NATIONAL ASSOC	9/1/2009	<a href="#">D209241672</a>	0000000	0000000
BOLTON DAN P	10/13/2006	<a href="#">D206328086</a>	0000000	0000000
VECTOR BUILDERS LTD	5/17/2006	<a href="#">D206156913</a>	0000000	0000000
MALLICK RAY	11/8/2004	<a href="#">D205117455</a>	0000000	0000000
LUEDTKE AARON C EST	4/7/1961	00091250002006	0009125	0002006
WILLIAMS FLOYD L	4/5/1961	00035460000627	0003546	0000627

### 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	\$334,987	\$37,500	\$372,487	\$372,487
2023	\$262,500	\$37,500	\$300,000	\$300,000
2022	\$178,000	\$25,000	\$203,000	\$203,000
2021	\$116,482	\$25,000	\$141,482	\$141,482
2020	\$134,000	\$11,000	\$145,000	\$145,000



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

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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.