



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⁺⁺⁺: 1,980

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:
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	D215230606		
O'BRYAN KEVIN;O'BRYAN WINN SCHULTZ	9/15/2010	D210228973	0000000	0000000
O'BRYAN KEVIN	11/4/2009	D209304984	0000000	0000000
US BANK NATIONAL ASSOC	9/1/2009	D209241672	0000000	0000000
BOLTON DAN P	10/13/2006	D206328086	0000000	0000000
VECTOR BUILDERS LTD	5/17/2006	D206156913	0000000	0000000
MALLICK RAY	11/8/2004	D205117455	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

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.