

Account Number: 02602474

LOCATION

Address: 3008 8TH AVE
City: FORT WORTH
Georeference: 36910-12-3

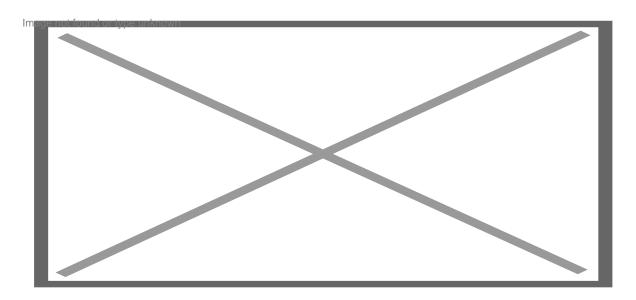
Subdivision: RYAN SOUTH, JOHN C ADDITION

Neighborhood Code: 4T050E

**Latitude:** 32.7073417492 **Longitude:** -97.3441663216

**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 12 Lot 3

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: A Year Built: 1932

Personal Property Account: N/A

Agent: None

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

**Site Number:** 02602474

Site Name: RYAN SOUTH, JOHN C ADDITION-12-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,268
Percent Complete: 100%

Land Sqft\*: 6,250 Land Acres\*: 0.1434

Pool: N

+++ Rounded

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



## **OWNER INFORMATION**

**Current Owner:**AVALOS JAMIE ELIZABETH

3008 8TH AVE

FORT WORTH, TX 76110

**Primary Owner Address:** 

**Deed Date: 2/4/2021** 

Deed Volume:

Deed Page:

**Instrument:** D221032593

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUBY BRITTNEY S;LUBY PETER B	8/18/2017	D217193857		
TURNER DANIEL W	4/30/2015	D215089237		
BANCROFT PROPERTIES LP	5/22/2006	D206157097	0000000	0000000
CASA SANTA LP	4/4/2006	D206119807	0000000	0000000
HOPKINS KATHY MARIA	8/2/1984	00079080002297	0007908	0002297
JUANITA OWENS	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$234,587	\$125,000	\$359,587	\$283,359
2023	\$169,000	\$125,000	\$294,000	\$257,599
2022	\$189,181	\$45,000	\$234,181	\$234,181
2021	\$170,000	\$45,000	\$215,000	\$215,000
2020	\$170,000	\$45,000	\$215,000	\$215,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• HOMESTEAD GENERAL 11.13(b)

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.

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