



Address: [2841 8TH AVE](#)
City: FORT WORTH
Georeference: 36910-22-14
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7098747631
Longitude: -97.3435573973
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 22 Lot 14

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)

Site Number: 80189318
Site Name: RYAN SOUTH, JOHN C ADDITION Block 22 Lot 14
Site Class: C1 - Residential - Vacant Land
Parcels: 2
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 6,250
Land Acres^{*}: 0.1434
Pool: N

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: JOHN M HIXSON (06392)

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

TARRANT PROPERTIES INC

Primary Owner Address:

2620 W PIONEER PKWY STE 102
ARLINGTON, TX 76013

Deed Date: 7/8/2022

Deed Volume:

Deed Page:

Instrument: [D222177446](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOLEY ENTERPRISES	10/21/1984	00079870001149	0007987	0001149
LENA ADELLIA BOYD	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	\$0	\$125,000	\$125,000	\$75,000
2023	\$0	\$62,500	\$62,500	\$62,500
2022	\$0	\$18,750	\$18,750	\$18,750
2021	\$0	\$18,750	\$18,750	\$18,750
2020	\$0	\$18,750	\$18,750	\$18,750

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.