



Address: [3309 8TH AVE](#)
City: FORT WORTH
Georeference: 36910-48-22
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.7019003359
Longitude: -97.3436022738
TAD Map: 2048-376
MAPSCO: TAR-090C



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

PROPERTY DATA

Legal Description: RYAN SOUTH, JOHN C ADDITION Block 48 Lot 22

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: 1950

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02605562

Site Name: RYAN SOUTH, JOHN C ADDITION-48-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,278

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:

HILL MIKE J
HILL PATTI A

Primary Owner Address:

3309 8TH AVE
FORT WORTH, TX 76110-3810

Deed Date: 8/16/2004
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D204264990](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUSTABLE DAVID;CUSTABLE SHERRY C	9/17/2003	D203354996	0000000	0000000
MAZZMANIA LP	9/5/2003	D203354995	0000000	0000000
GRAHAM CLYDE CARLTON	2/21/1997	000000000000000	0000000	0000000
GRAHAM CLYDE D EST	8/18/1993	001119900000330	0011199	0000330
COLLISON RUTH MACAULEY	11/21/1990	000000000000000	0000000	0000000
COLLISON C A;COLLISON RUTH M	9/21/1981	00102170000178	0010217	0000178
COLLISON C A	12/31/1900	000000000000000	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	\$88,027	\$37,500	\$125,527	\$118,786
2023	\$91,245	\$37,500	\$128,745	\$107,987
2022	\$80,387	\$25,000	\$105,387	\$98,170
2021	\$74,690	\$25,000	\$99,690	\$89,245
2020	\$87,437	\$25,000	\$112,437	\$81,132

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

- 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.