



**Address:** [3400 8TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-52-1  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7003702936  
**Longitude:** -97.3442006753  
**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 52 Lot 1

**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:** 1936

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02606291

**Site Name:** RYAN SOUTH, JOHN C ADDITION-52-1

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,578

**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:**  
HALL JOHNNY L EST  
**Primary Owner Address:**  
14518 SEAGOVILLE RD  
DALLAS, TX 75253

**Deed Date:** 4/12/1990  
**Deed Volume:** 0009905  
**Deed Page:** 0000227  
**Instrument:** 00099050000227

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SECRETARY OF HUD	6/7/1989	00096380000345	0009638	0000345
MORTGAGE SERVICE CO	6/6/1989	00096110000511	0009611	0000511
HAWKINS GREG D;HAWKINS ROBIN	9/4/1985	00082970000187	0008297	0000187
ROGER LYNN WEST	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$98,663	\$37,500	\$136,163	\$136,163
2023	\$102,355	\$37,500	\$139,855	\$139,855
2022	\$90,034	\$25,000	\$115,034	\$115,034
2021	\$83,583	\$25,000	\$108,583	\$108,583
2020	\$98,431	\$25,000	\$123,431	\$108,710

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.