

Account Number: 04876539



 Address: 757 8TH AVE
 Latitude: 32.7367641606

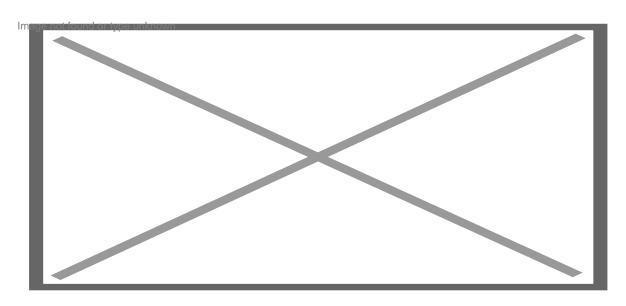
 City: FORT WORTH
 Longitude: -97.3435092676

 TAD Man: 2048-288

Georeference: 16020-8-20R **TAD Map:** 2048-388 **Subdivision:** GRAND VIEW ADDITION **MAPSCO:** TAR-076G

Neighborhood Code: MED-Historic Fort Worth Hospital District





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

PROPERTY DATA

Legal Description: GRAND VIEW ADDITION Block

8 Lot 20R

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: F1 Year Built: 1983

Personal Property Account: <u>08283877</u>

Agent: SOUTHLAND PROPERTY TAX CONSULTANT CONSULTANT (COAM) lete: 100%

Protest Deadline Date: 5/15/2025

Land Acres*: 0.1492

Parcels: 1

Site Number: 80429939

Site Name: DR NAZARIAN

Site Class: MEDOff - Medical-Office

Primary Building Type: Commercial

Gross Building Area+++: 2,121

Net Leasable Area+++: 2,121

Land Sqft*: 6,500

Primary Building Name: DR NAZARIAN / 04876539

+++ Rounded.

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

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OWNER INFORMATION

Current Owner:
NAZARIAN MANUCHER EST
Primary Owner Address:

757 8TH AVE

FORT WORTH, TX 76104-2522

Deed Date: 12/31/1900 Deed Volume: 0000000 Deed Page: 0000000

Instrument: 000000000000000

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	\$219,280	\$162,500	\$381,780	\$381,780
2023	\$219,280	\$162,500	\$381,780	\$381,780
2022	\$219,280	\$162,500	\$381,780	\$381,780
2021	\$224,070	\$136,500	\$360,570	\$360,570
2020	\$224,070	\$136,500	\$360,570	\$360,570

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

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.

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