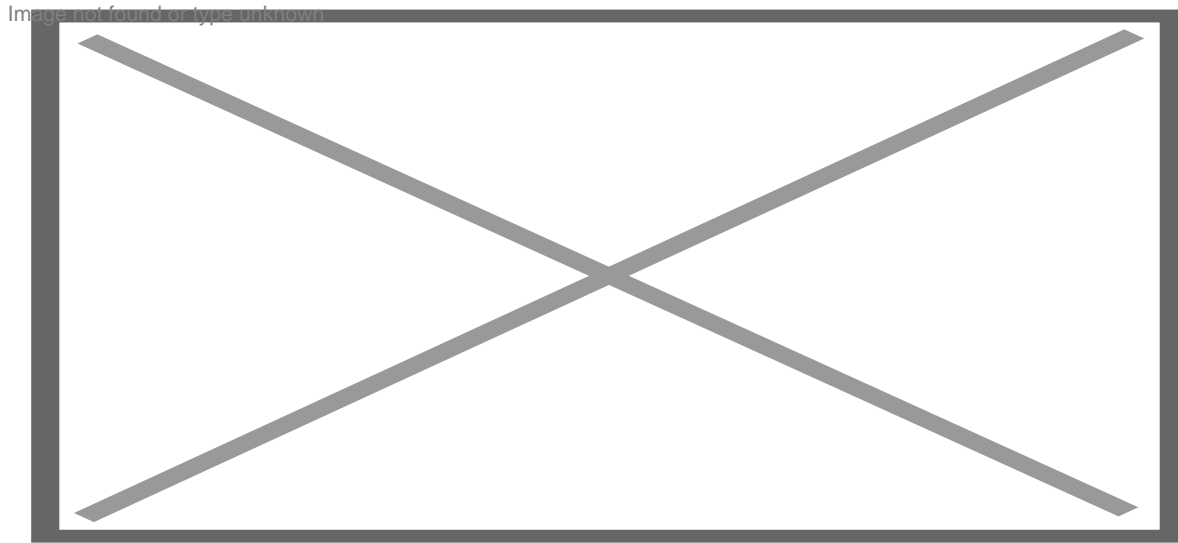




Address: [2201 8TH AVE](#)
City: FORT WORTH
Georeference: 13520-28-1
Subdivision: FAIRMOUNT ADDITION
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.7200288698
Longitude: -97.3434335941
TAD Map: 2048-380
MAPSCO: TAR-076Q



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

PROPERTY DATA

Legal Description: FAIRMOUNT ADDITION Block
28 Lot 1 THRU 10

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: 80487076
Site Name: GUNNS DRY CLEANING (CLOSED)
Site Class: RETDryClean - Retail-Laundry/Dry Cleaning
Parcels: 1
Primary Building Name: GUNNS DRY CLEANING AND LAUNDRY / 05693446

State Code: F1 **Primary Building Type:** Commercial

Year Built: 1972 **Gross Building Area⁺⁺⁺:** 17,162

Personal Property Account: N/A **Net Leasable Area⁺⁺⁺:** 17,162

Agent: None **Percent Complete:** 100%

Protest Deadline Date: 5/15/2025 **Land Sqft^{*}:** 33,500

Land Acres^{*}: 0.7690

⁺⁺⁺ Rounded.

Pool: N

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



OWNER INFORMATION

Current Owner:
RAINBOW INSURANCE AGENCY INC
Primary Owner Address:
2201 8TH AVE
FORT WORTH, TX 76110

Deed Date: 3/8/2024
Deed Volume:
Deed Page:
Instrument: [D224040445](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROL PROPERTIES LP	6/5/2006	D206182447	0000000	0000000
UTLEY RAY	4/27/1984	00078120000140	0007812	0000140

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	\$1,003,773	\$268,000	\$1,271,773	\$1,271,773
2023	\$1,040,239	\$268,000	\$1,308,239	\$1,308,239
2022	\$897,705	\$268,000	\$1,165,705	\$1,165,705
2021	\$823,310	\$120,600	\$943,910	\$943,910
2020	\$823,310	\$120,600	\$943,910	\$943,910

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.