



LOCATION

Address: [3000 8TH AVE](#)

City: FORT WORTH

Georeference: 36910-12-1

Subdivision: RYAN SOUTH, JOHN C ADDITION

Neighborhood Code: 4T050E

Latitude: 32.707631506

Longitude: -97.3441654624

TAD Map: 2048-376

MAPSCO: TAR-076Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN SOUTH, JOHN C
ADDITION Block 12 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: 1939

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 02602458

Site Name: RYAN SOUTH, JOHN C ADDITION-12-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,140

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:

DAVIS JAMES C

Primary Owner Address:

3000 8TH AVE
FORT WORTH, TX 76110-3452

Deed Date: 4/25/2001

Deed Volume: 0014850

Deed Page: 0000170

Instrument: 00148500000170

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------------|------------|----------------|-------------|-----------|
| HUDSON RICHARD D JR | 5/19/1987 | 00089530002266 | 0008953 | 0002266 |
| VAN CITTERS CHARLES;VAN CITTERS LINDA | 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 | \$57,221 | \$125,000 | \$182,221 | \$117,046 |
| 2023 | \$51,945 | \$125,000 | \$176,945 | \$106,405 |
| 2022 | \$51,732 | \$45,000 | \$96,732 | \$96,732 |
| 2021 | \$50,279 | \$45,000 | \$95,279 | \$95,279 |
| 2020 | \$66,264 | \$45,000 | \$111,264 | \$102,362 |

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.