



## LOCATION

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**Address:** [3028 8TH AVE](#)

**City:** FORT WORTH

**Georeference:** 36910-12-8

**Subdivision:** RYAN SOUTH, JOHN C ADDITION

**Neighborhood Code:** 4T050E

**Latitude:** 32.7066567864

**Longitude:** -97.3441697742

**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

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**Legal Description:** RYAN SOUTH, JOHN C  
ADDITION Block 12 Lot 8

**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:** 1945

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02602520

**Site Name:** RYAN SOUTH, JOHN C ADDITION-12-8

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 888

**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

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**Current Owner:**

MCCOY JAMIE

MCCOY LAURIE

**Primary Owner Address:**

2301 EDWIN ST

FORT WORTH, TX 76110-6635

**Deed Date:** 3/11/2003

**Deed Volume:** 0016493

**Deed Page:** 0000045

**Instrument:** 00164930000045

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAYDEN INVESTMENTS	11/25/2002	00164930000038	0016493	0000038
FUNDING PARTNERS L P	11/18/2002	00162060000080	0016206	0000080
MEDLEY ANDREW LEWIS EST	4/18/2000	00024620000954	0002462	0000954
MEDLEY A L	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	\$33,000	\$125,000	\$158,000	\$158,000
2023	\$33,760	\$125,000	\$158,760	\$158,760
2022	\$33,298	\$45,000	\$78,298	\$78,298
2021	\$32,747	\$45,000	\$77,747	\$77,747
2020	\$38,000	\$45,000	\$83,000	\$83,000

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.