



Address: [1407 8TH AVE](#)
City: FORT WORTH
Georeference: 27200-F-F3
Subdivision: MC ANULTY & NYE SUBDIVISION
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.7290137444
Longitude: -97.3433636087
TAD Map: 2048-384
MAPSCO: TAR-076L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC ANULTY & NYE
SUBDIVISION Block F Lot F3

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: 1925

Personal Property Account: [08277915](#)

Agent: None

Notice Sent Date: 5/1/2025

Notice Value: \$808,553

Protest Deadline Date: 5/31/2024

Site Number: 80140939

Site Name: 8TH AVENUE SPICES

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: 8TH AVENUE SPICES / 01835904

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 3,034

Net Leasable Area⁺⁺⁺: 3,034

Percent Complete: 100%

Land Sqft^{*}: 9,380

Land Acres^{*}: 0.2153

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:

8TH AVENUE SPICE LLC

Primary Owner Address:

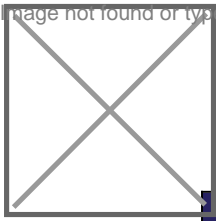
4712 SHADYWOOD LN
DALLAS, TX 75209-2020

Deed Date: 10/2/2006

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D206311384](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LENZ ROBERT S	11/6/2002	00161390000507	0016139	0000507
JANIK LYNDA K	11/12/1999	00141070000273	0014107	0000273
PASTORINO FELICIA	9/3/1992	00107650001307	0010765	0001307
GIBSON DOREEN L	10/11/1984	00079790002274	0007979	0002274
EMELIE MANTHEY	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	\$620,953	\$187,600	\$808,553	\$808,553
2024	\$543,200	\$187,600	\$730,800	\$730,800
2023	\$485,220	\$187,600	\$672,820	\$672,820
2022	\$463,163	\$187,600	\$650,763	\$650,763
2021	\$441,136	\$187,600	\$628,736	\$628,736
2020	\$419,106	\$187,600	\$606,706	\$606,706

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.