



Address: [2301 8TH AVE](#)
City: FORT WORTH
Georeference: 36890-1-10
Subdivision: RYAN PLACE ADDITION
Neighborhood Code: 4T050A

Latitude: 32.7178821034
Longitude: -97.3434365812
TAD Map: 2048-380
MAPSCO: TAR-076U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RYAN PLACE ADDITION Block 1
Lot 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)

State Code: A

Year Built: 1956

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 80880963

Site Name: RYAN PLACE ADDITION 1 10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,136

Percent Complete: 100%

Land Sqft^{*}: 9,750

Land Acres^{*}: 0.2238

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:

KHATIB ILHAM

Primary Owner Address:

8413 ROCK CANYON CT
FORT WORTH, TX 76123

Deed Date: 11/11/2022

Deed Volume:

Deed Page:

Instrument: [D224040538](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|------------------------------------|------------|----------------------------|-------------|-----------|
| KHATIB FAROUK;KHATIB ILLHAM | 12/17/2018 | D218277510 | | |
| HARTMAN DOUGLAS M | 9/28/2015 | D215226740 | | |
| HARTMAN DOUGLAS;HARTMAN TONYAH EST | 10/7/2005 | D205315331 | 0000000 | 0000000 |
| MOSS DONALD;MOSS KATHLEEN S | 7/23/2003 | D203275014 | 0016989 | 0000164 |
| WALL SEAN M | 11/17/2000 | 00146200000035 | 0014620 | 0000035 |
| WALL JOSEPH M | 11/11/1999 | 00141960000022 | 0014196 | 0000022 |
| STIVERS ZELLA W | 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 | \$98,000 | \$183,000 | \$281,000 | \$281,000 |
| 2024 | \$109,947 | \$183,000 | \$292,947 | \$292,947 |
| 2023 | \$101,115 | \$183,000 | \$284,115 | \$284,115 |
| 2022 | \$80,497 | \$72,000 | \$152,497 | \$152,497 |
| 2021 | \$70,590 | \$72,000 | \$142,590 | \$142,590 |
| 2020 | \$60,052 | \$72,000 | \$132,052 | \$132,052 |

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.