



**Address:** [3245 8TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-3-13  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** M4T03D

**Latitude:** 32.7024666285  
**Longitude:** -97.3436029483  
**TAD Map:** 2048-376  
**MAPSCO:** TAR-090C



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 3 Lot 13

**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:** B

**Year Built:** 1940

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02600331

**Site Name:** RYAN SOUTH, JOHN C ADDITION-3-13

**Site Class:** B - Residential - Multifamily

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,666

**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

**Current Owner:**

HUGHES ASSETS LLC

**Primary Owner Address:**

4870 HOPE ST  
RIVER OAKS, TX 76114

**Deed Date:** 4/11/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225064705](#)



| Previous Owners                        | Date       | Instrument                 | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| MAIER JOHN;SCHOELLER ANDREA            | 10/25/2018 | <a href="#">D218239543</a> |             |           |
| MUNAGALA SUSEELA;POLMERA SRINIVASULA R | 7/27/2017  | <a href="#">D217174507</a> |             |           |
| CAMPBELL FAMILY TRUST                  | 7/18/2013  | <a href="#">D213230158</a> | 0000000     | 0000000   |
| CAMPBELL CRAIG M                       | 2/14/2000  | 00142180000274             | 0014218     | 0000274   |
| HENDRICKSON CARLENE M                  | 12/31/1900 | 00061520000263             | 0006152     | 0000263   |

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 | \$245,155          | \$37,500    | \$282,655    | \$282,655                    |
| 2024 | \$245,155          | \$37,500    | \$282,655    | \$282,655                    |
| 2023 | \$198,500          | \$37,500    | \$236,000    | \$236,000                    |
| 2022 | \$168,453          | \$25,000    | \$193,453    | \$193,453                    |
| 2021 | \$103,170          | \$25,000    | \$128,170    | \$128,170                    |
| 2020 | \$117,170          | \$11,000    | \$128,170    | \$128,170                    |

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.