



**Address:** [3233 8TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-3-16  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7028900005  
**Longitude:** -97.3435992739  
**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 3 Lot 16

**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:** 1947

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$222,945

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

**Site Number:** 02600374

**Site Name:** RYAN SOUTH, JOHN C ADDITION-3-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,097

**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:**

JOHNSON STEPHANIE R

**Primary Owner Address:**

3233 8TH AVE  
FORT WORTH, TX 76110

**Deed Date:** 7/31/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224135339](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAUSTERT CARLI BETH	12/4/2020	<a href="#">D220322995</a>		
RINEHART RONALD R;RINEHART WANDA S	10/1/2015	<a href="#">D215223676</a>		
STANSBERRY CHRISTINE EST	12/31/1900	000000000000000	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	\$185,445	\$37,500	\$222,945	\$222,945
2024	\$185,445	\$37,500	\$222,945	\$222,945
2023	\$188,601	\$37,500	\$226,101	\$206,391
2022	\$162,628	\$25,000	\$187,628	\$187,628
2021	\$148,108	\$25,000	\$173,108	\$173,108
2020	\$103,131	\$25,000	\$128,131	\$104,085

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.