



**Address:** [3205 8TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-3-23  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T930D

**Latitude:** 32.7038583058  
**Longitude:** -97.343592284  
**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 23

**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:** 1924

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02600447

**Site Name:** RYAN SOUTH, JOHN C ADDITION-3-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,274

**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:**

SOTO-MALDONADO JUAN JOSE

**Primary Owner Address:**

3205 8TH AVE  
FORT WORTH, TX 76110

**Deed Date:** 9/25/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214228153](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WELCOME HOME HOLDINGS LLC	6/20/2014	<a href="#">D214131351</a>	0000000	0000000
MARENTES E MARTINEZ;MARENTES SERGIO	7/29/2005	<a href="#">D205227504</a>	0000000	0000000
MANNY LYNNE L;MANNY WAYNE WHITE	3/15/2002	000000000000000	0000000	0000000
MANNY GARY J;MANNY WAYNE WHITE	4/1/1992	00106020000344	0010602	0000344
WAY LOIS B	12/25/1987	000000000000000	0000000	0000000
WAY READING B	1/16/1984	00014160000240	0001416	0000240
LA MOTHE ELSIE	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	\$167,108	\$37,500	\$204,608	\$204,608
2024	\$167,108	\$37,500	\$204,608	\$204,608
2023	\$147,500	\$37,500	\$185,000	\$185,000
2022	\$148,140	\$25,000	\$173,140	\$173,140
2021	\$135,750	\$25,000	\$160,750	\$160,750
2020	\$95,000	\$25,000	\$120,000	\$120,000

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.