



**Address:** [3001 8TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-13-24  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7076243469  
**Longitude:** -97.3435684675  
**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 13 Lot 24

**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:** 1941

**Personal Property Account:** N/A

**Agent:** PROPERTY TAX LOCK (11667)

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

**Site Number:** 02602903

**Site Name:** RYAN SOUTH, JOHN C ADDITION-13-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 948

**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:**

LUCIGNANI NESTOR J  
LUCIGNANI BARBARA

**Primary Owner Address:**

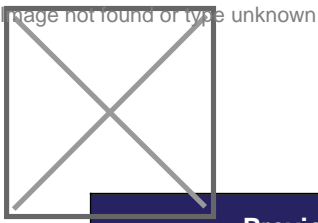
3001 8TH AVE  
FORT WORTH, TX 76110-3453

**Deed Date:** 8/5/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209218509](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COVENANT FUNDING GROUP INC	7/29/2009	<a href="#">D209218508</a>	0000000	0000000
COVENANT FUNDING GROUP ETAL	7/28/2009	<a href="#">D209218507</a>	0000004	0000000
WOODALL JOHN P;WOODALL MARY T	12/30/2007	<a href="#">D209180045</a>	0000000	0000000
DOUGLASS EVELYN EST	11/26/1991	0000000000000000	0000000	0000000
GAYLE EDITH	3/21/1975	0000000000000000	0000000	0000000
GAYLE CHESTER;GAYLE EDITH	10/11/1944	00016700000112	0001670	0000112

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	\$58,380	\$125,000	\$183,380	\$183,380
2024	\$58,380	\$125,000	\$183,380	\$183,380
2023	\$54,784	\$125,000	\$179,784	\$179,784
2022	\$78,620	\$45,000	\$123,620	\$123,620
2021	\$77,103	\$45,000	\$122,103	\$122,103
2020	\$91,977	\$45,000	\$136,977	\$136,977

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.