



Address: [2904 8TH AVE](#)
City: FORT WORTH
Georeference: 36910-19-3
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T050E

Latitude: 32.7091570494
Longitude: -97.3441584818
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 19 Lot 3

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: 1925

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$369,895

Protest Deadline Date: 5/24/2024

Site Number: 02603942

Site Name: RYAN SOUTH, JOHN C ADDITION-19-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,568

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

CASILLAS HOME0
CASILLAS MIRIAM

Primary Owner Address:

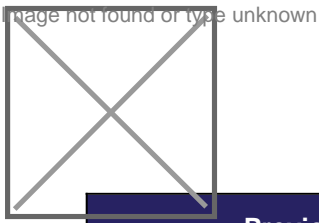
2904 8TH AVE
FORT WORTH, TX 76110

Deed Date: 6/15/2023

Deed Volume:

Deed Page:

Instrument: [D223105506](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DONOVAN ELAINE;MAUGHAN MARK D	9/18/2020	D220242333		
DONOVAN ELAINE	10/22/2015	D215242403		
FINLEY TYSON S	2/18/2015	D215043377		
HEB HOMES LLC	2/18/2015	D215035006		
RECIO ARTURO	2/11/2015	D215035005		
RECIO ARTURO;RECIO NORA S RECIO	8/13/2008	D208324346	0000000	0000000
CLAUNCH JAY	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 ⁺
2025	\$219,895	\$150,000	\$369,895	\$369,895
2024	\$168,486	\$125,000	\$293,486	\$293,486
2023	\$141,451	\$125,000	\$266,451	\$176,281
2022	\$142,702	\$45,000	\$187,702	\$160,255
2021	\$137,545	\$45,000	\$182,545	\$145,686
2020	\$120,874	\$45,000	\$165,874	\$132,442

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.