



**Address:** [2920 8TH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 36910-19-6  
**Subdivision:** RYAN SOUTH, JOHN C ADDITION  
**Neighborhood Code:** 4T050E

**Latitude:** 32.7087420312  
**Longitude:** -97.3441600162  
**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 6

**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:** 1946

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$244,109

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

**Site Number:** 02603977

**Site Name:** RYAN SOUTH, JOHN C ADDITION-19-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,208

**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:**

KNIGHT BRAEDEN

**Primary Owner Address:**

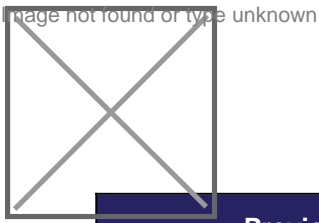
2920 8TH AVE  
FORT WORTH, TX 76110

**Deed Date:** 5/3/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216094088](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HMK CASA DE JOY PROPERTIES LLC	12/24/2015	<a href="#">D216001986</a>		
DALLAS METRO HOLDINGS	12/23/2015	<a href="#">D215289335</a>		
SILBRO ENT LLC	12/8/2015	<a href="#">D215275108</a>		
BECKNER SUEANN	4/13/2001	00148370000439	0014837	0000439
RECTOR WAYNE F	12/27/2000	00146660000485	0014666	0000485
ERWIN DALE	5/9/1997	00127630000095	0012763	0000095
GILES AMELIA CAYE	12/31/1900	00000000000000	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	\$119,109	\$125,000	\$244,109	\$244,109
2024	\$119,109	\$125,000	\$244,109	\$224,084
2023	\$142,971	\$125,000	\$267,971	\$203,713
2022	\$153,015	\$45,000	\$198,015	\$185,194
2021	\$123,358	\$45,000	\$168,358	\$168,358
2020	\$133,292	\$45,000	\$178,292	\$178,031

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.