



Address: [3425 8TH AVE](#)
City: FORT WORTH
Georeference: 36910-53-14
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: 4T930D

Latitude: 32.6995372189
Longitude: -97.3436026625
TAD Map: 2048-372
MAPSCO: TAR-090C



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 53 Lot 14

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: 1971

Personal Property Account: N/A

Agent: ROBERT OLA COMPANY LLC dba OLA TAX (00055)

Protest Deadline Date: 5/24/2024

Site Number: 02606666
Site Name: RYAN SOUTH, JOHN C ADDITION-53-14
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size ⁺⁺⁺: 1,175
Percent Complete: 100%
Land Sqft ^{*}: 6,250
Land Acres ^{*}: 0.1434

+++ Rounded.

* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
BECERRA FLOR
Primary Owner Address:
3204 GETTYSBURG LN
FORT WORTH, TX 76123

Deed Date: 4/8/2016
Deed Volume:
Deed Page:
Instrument: [D216077997](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ARELLANO RITA	8/31/1998	00133980000331	0013398	0000331
CONNELLY PATRICIA J	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 ⁺
2025	\$69,400	\$37,500	\$106,900	\$106,900
2024	\$88,500	\$37,500	\$126,000	\$126,000
2023	\$87,500	\$37,500	\$125,000	\$125,000
2022	\$81,966	\$25,000	\$106,966	\$106,966
2021	\$79,607	\$25,000	\$104,607	\$104,607
2020	\$87,000	\$25,000	\$112,000	\$112,000

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.