



Address: [3409 8TH AVE](#)
City: FORT WORTH
Georeference: 36910-53-18
Subdivision: RYAN SOUTH, JOHN C ADDITION
Neighborhood Code: M4T03D

Latitude: 32.7000872839
Longitude: -97.3435998073
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 18

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: B

Year Built: 2022

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02606704

Site Name: RYAN SOUTH, JOHN C ADDITION-53-18

Site Class: B - Residential - Multifamily

Parcels: 1

Approximate Size⁺⁺⁺: 2,300

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:

Y & M INV LLC

Primary Owner Address:

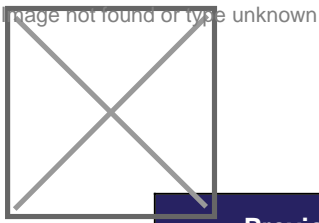
PO BOX 101329
FORT WORTH, TX 76185

Deed Date: 12/2/2015

Deed Volume:

Deed Page:

Instrument: [D215271603](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
M DIAZ INVESTMENTS LLC	6/11/2014	D214126452	0000000	0000000
HERNANDEZ ARNULFO	6/21/2004	D204195923	0000000	0000000
REEVES POLLY H EST ETAL	12/31/1900	00051960000966	0005196	0000966

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	\$421,179	\$37,500	\$458,679	\$458,679
2024	\$421,179	\$37,500	\$458,679	\$458,679
2023	\$399,119	\$37,500	\$436,619	\$436,619
2022	\$0	\$25,000	\$25,000	\$25,000
2021	\$41,975	\$25,000	\$66,975	\$66,975
2020	\$54,691	\$25,000	\$79,691	\$79,691

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.