



Address: [1017 8TH AVE](#)
City: FORT WORTH
Georeference: 39635--11
Subdivision: SOUTHLAND SUB/FIELD WELCH
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.7339886437
Longitude: -97.3434004205
TAD Map: 2048-388
MAPSCO: TAR-076L



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: SOUTHLAND SUB/FIELD
WELCH Lot 11

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: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$325,000

Protest Deadline Date: 5/31/2024

Site Number: 80203590

Site Name: 80203590

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 1

Primary Building Name:

Primary Building Type:

Gross Building Area+++ : 0

Net Leasable Area+++ : 0

Percent Complete: 0%

Land Sqft* : 6,500

Land Acres* : 0.1492

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:

SESMAS JOEL

Primary Owner Address:

116 WOODVIEW TERR
HURST, TX 76053-4037

Deed Date: 7/2/2024

Deed Volume:

Deed Page:

Instrument: [D224129347](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
8TH AVENUE TRUST	1/15/2020	D220250693		
MONRREAL AL	12/3/2019	D219293033		
BARRON SIMONE	2/10/2017	D217032195		
1017 8TH AVENUE TRUST	6/24/2016	D216143279		
1017 8TH AVENUE TRUST	7/25/2014	D215217034		
YAMMINE WAHID	2/7/2012	D212036198	0000000	0000000
HEALY DAVID PAUL	9/30/2010	D210242879	0000000	0000000
CAGLE JAMES	10/2/2007	D207364019	0000000	0000000
CHIDIAC SONIA	8/23/2007	D207299518	0000000	0000000
BARRON SIMONA	6/6/2000	00143720000395	0014372	0000395
CHIDIAC SONIA	11/25/1998	00142250000119	0014225	0000119
PARKER MARY E	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	\$0	\$325,000	\$325,000	\$325,000
2024	\$0	\$195,000	\$195,000	\$195,000
2023	\$0	\$195,000	\$195,000	\$195,000
2022	\$0	\$195,000	\$195,000	\$195,000
2021	\$0	\$195,000	\$195,000	\$195,000
2020	\$0	\$195,000	\$195,000	\$195,000

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.