



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.