



Address: [757 8TH AVE](#)
City: FORT WORTH
Georeference: 16020-8-20R
Subdivision: GRAND VIEW ADDITION
Neighborhood Code: MED-Historic Fort Worth Hospital District

Latitude: 32.7367641606
Longitude: -97.3435092676
TAD Map: 2048-388
MAPSCO: TAR-076G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: GRAND VIEW ADDITION Block
8 Lot 20R

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: F1

Year Built: 1983

Personal Property Account: [08283877](#)

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS, INC. (00344)

Notice Sent Date: 5/1/2025

Notice Value: \$419,503

Protest Deadline Date: 5/31/2024

Site Number: 80429939
Site Name: DR NAZARIAN
Site Class: MEDOff - Medical-Office
Parcels: 1
Primary Building Name: DR NAZARIAN / 04876539
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 2,121
Net Leasable Area⁺⁺⁺: 2,121
Percent Complete: 100%
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:
NAZARIAN MANUCHER EST
Primary Owner Address:
757 8TH AVE
FORT WORTH, TX 76104-2522

Deed Date: 12/31/1900
Deed Volume: 0000000
Deed Page: 0000000
Instrument: 000000000000000

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 | \$127,003 | \$292,500 | \$419,503 | \$419,503 |
| 2024 | \$219,280 | \$162,500 | \$381,780 | \$381,780 |
| 2023 | \$219,280 | \$162,500 | \$381,780 | \$381,780 |
| 2022 | \$219,280 | \$162,500 | \$381,780 | \$381,780 |
| 2021 | \$224,070 | \$136,500 | \$360,570 | \$360,570 |
| 2020 | \$224,070 | \$136,500 | \$360,570 | \$360,570 |

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.