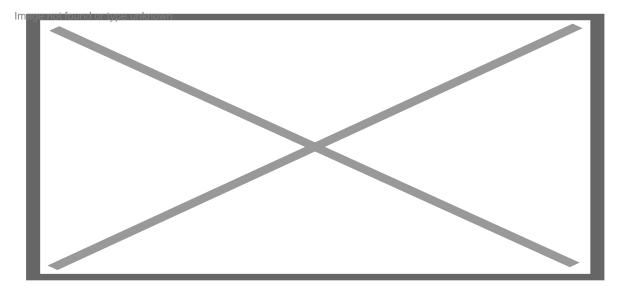


Tarrant Appraisal District Property Information | PDF Account Number: 02814099

Address: 2845 COLLEGE AVE

City: FORT WORTH Georeference: 39450-12-12 Subdivision: SOUTH HEMPHILL HEIGHTS ADDN Neighborhood Code: M4T03D Latitude: 32.7096909869 Longitude: -97.3351476648 TAD Map: 2048-376 MAPSCO: TAR-076Z





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

PROPERTY DATA

Legal Description: SOUTH HEMPHILL HEIGHTS ADDN Block 12 Lot 12 & PT VACATED ALLEY

Jurisdictions:

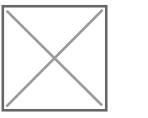
CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: B Year Built: 1926 Personal Property Account: N/A

Agent: VANGUARD PROPERTY TAX APPEALS (12005)N Protest Deadline Date: 5/15/2025

Site Number: 02814099 Site Name: SOUTH HEMPHILL HEIGHTS ADDN-12-12 Site Class: B - Residential - Multifamily Parcels: 1 Approximate Size⁺⁺⁺: 1,673 Percent Complete: 100% Land Sqft^{*}: 7,500 Land Acres^{*}: 0.1721

+++ Rounded.

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



OWNER INFORMATION

JUNGMIN REALTY LLC

Primary Owner Address: 2000 ROYAL LN # 104 DALLAS, TX 75229-3298 Deed Date: 2/17/2015 Deed Volume: Deed Page: Instrument: D215035603

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATRICIA STIMAC IRA	2/12/2015	D215035602		
SUNWEST TRUST	7/17/2013	D213195067	0000000	0000000
STIMAC PATRICIA J	2/5/2008	D208062653	0000000	0000000
JEREMIAH LAND COLLC	12/27/2006	D206411587	0000000	0000000
JEREMIAH EQUITY PARTNERS LP	5/25/2006	D206173997	0000000	0000000
ALEGRE CYNTHIA A;ALEGRE GLENN J	5/4/2004	D204173460	0000000	0000000
BRINTZENHOFE DONALD;BRINTZENHOFE KATHY	3/20/1990	00098770001976	0009877	0001976
GUINN J D	12/31/1900	000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised
2025	\$0	\$0	\$0	\$0
2024	\$258,151	\$45,000	\$303,151	\$303,151
2023	\$238,385	\$45,000	\$283,385	\$283,385
2022	\$154,098	\$45,000	\$199,098	\$199,098
2021	\$80,000	\$45,000	\$125,000	\$125,000
2020	\$115,000	\$10,000	\$125,000	\$125,000



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.