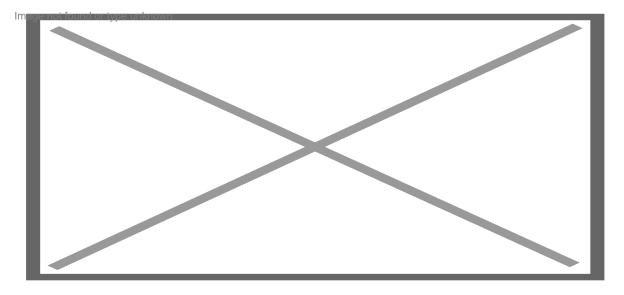


# Tarrant Appraisal District Property Information | PDF Account Number: 02814099

## 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:

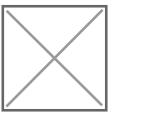
CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: B Year Built: 1926 Personal Property Account: N/A

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<sup>+++</sup>: 1,673 Percent Complete: 100% Land Sqft<sup>\*</sup>: 7,500 Land Acres<sup>\*</sup>: 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.