



Address: [2801 HEMPHILL ST](#)
City: FORT WORTH
Georeference: 39450-15-1
Subdivision: SOUTH HEMPHILL HEIGHTS ADDN
Neighborhood Code: RET-Southwest Tarrant County General

Latitude: 32.710935666
Longitude: -97.3312391604
TAD Map: 2048-376
MAPSCO: TAR-077W



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

PROPERTY DATA

Legal Description: SOUTH HEMPHILL HEIGHTS
ADDN Block 15 Lot 1 THRU 5

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)

Site Number: 80202160
Site Name: STRIP CENTER / MT
Site Class: RETNBHD - Retail-Neighborhood Shopping Center
Parcels: 2
Primary Building Name: 2801 HEMPHILL / 02814722
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 12,180
Net Leasable Area⁺⁺⁺: 12,180
Percent Complete: 100%
Land Sqft^{*}: 37,500
Land Acres^{*}: 0.8608
Pool: N

State Code: F1

Year Built: 1986

Personal Property Account: Multi

Agent: None

Protest Deadline Date: 5/15/2025

⁺⁺⁺ Rounded.

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



OWNER INFORMATION

Current Owner:

BMNJA-1 LLC

Primary Owner Address:

8909 ESTRIBO CIR
BENBROOK, TX 76126

Deed Date: 12/22/2023

Deed Volume:

Deed Page:

Instrument: [D223228703](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
K&O INVESTMENTS INC	5/3/2021	D221130135		
RED STONE COMMERCE LTD	1/14/2002	0015398000133	0015398	0000133
HALLMARK & T'S LTD	8/1/1995	00120640001764	0012064	0001764
HEMPHILL TWO JV	10/17/1985	00083430000378	0008343	0000378
ENG T K ETAL	5/15/1984	00078300000279	0007830	0000279
RAMON TORRES	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	\$0	\$0	\$0
2024	\$1,640,567	\$112,500	\$1,753,067	\$1,753,067
2023	\$997,500	\$112,500	\$1,110,000	\$1,110,000
2022	\$670,447	\$75,000	\$745,447	\$745,447
2021	\$996,109	\$75,000	\$1,071,109	\$1,071,109
2020	\$775,000	\$75,000	\$850,000	\$850,000

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.