



Address: [4775 SOUTH FWY](#)
City: FORT WORTH
Georeference: 39645-24-1
Subdivision: SOUTHLAND TERRACE ADDITION
Neighborhood Code: MED-South Tarrant County General

Latitude: 32.6773312516
Longitude: -97.3197062201
TAD Map: 2054-364
MAPSCO: TAR-091K



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

PROPERTY DATA

Legal Description: SOUTHLAND TERRACE
ADDITION Block 24 Lot 1

Jurisdictions:

CITY OF FORT WORTH (026) **Site Number:** 80204945
TARRANT COUNTY (220) **Site Name:** OCCUPATIONAL HEALTH SOLUTIONS
TARRANT REGIONAL WATER DISTRICT (223) **Site Class:** MEDOff - Medical-Office
TARRANT COUNTY HOSPITAL (224) **Parcels:**
TARRANT COUNTY COLLEGE (225) **Primary Building Name:** OCCUPATIONAL HEALTH SOLUTIONS / 02864223
FORT WORTH ISD (905) **Primary Building Type:** Commercial

State Code: F1 **Primary Building Type:** Commercial

Year Built: 1972 **Gross Building Area+++:** 4,375

Personal Property Account: [11520965](#) **Net Leasable Area+++:** 4,343

Agent: None **Percent Complete:** 100%

Protest Deadline Date: 5/15/2025 **Land Sqft*:** 14,722

Land Acres*: 0.3379

+++ Rounded. **Pool:** N

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



OWNER INFORMATION

Current Owner:

NEXT RICHLAND LLC

Primary Owner Address:

1213 ST MARIA CT
ARLINGTON, TX 76013

Deed Date: 9/23/2022

Deed Volume:

Deed Page:

Instrument: [D222236582](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FORT WORTH OCCMED LLC	12/15/2016	D216297888		
FWP SOUTH FREEWAY PRTNS LP	4/29/2005	D205124424	0000000	0000000
TEXAS CAPITALIZATION RES GRP	2/9/2005	D205100912	0000000	0000000
FT WORTH HOSPITAL ACQ CORP	2/1/2005	D205031918	0000000	0000000
FT WORTH OSTEOPATHIC HOSP INC	9/19/2001	00151460000282	0015146	0000282
HCT MANAGEMENT & VENTURES CO	6/8/1993	00111020002041	0011102	0002041
HCT MGMT & VENTURES CO ETAL	11/5/1992	00108950000488	0010895	0000488
BEYER BRYCE D;BEYER GARY W EARP	12/14/1989	00097920000576	0009792	0000576
CASA INVESTMENTS	4/15/1986	00085170001276	0008517	0001276
BRYCE BEYER & GARY EARP	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	\$350,012	\$92,019	\$442,031	\$442,031
2023	\$310,981	\$92,019	\$403,000	\$403,000
2022	\$310,981	\$92,019	\$403,000	\$403,000
2021	\$310,981	\$92,019	\$403,000	\$403,000
2020	\$310,981	\$92,019	\$403,000	\$403,000



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.