



Address: [2700 LIPSCOMB ST](#)
City: FORT WORTH
Georeference: 39450-7-24-30
Subdivision: SOUTH HEMPHILL HEIGHTS ADDN
Neighborhood Code: WH-South Fort Worth/Seminary General

Latitude: 32.7129818066
Longitude: -97.3344736238
TAD Map: 2048-380
MAPSCO: TAR-076V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH HEMPHILL HEIGHTS
ADDN Block 7 Lot 24 W60' LOT 24 W60'N1/2 23

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: 80202020

Site Name: Vacant land

Site Class: LandVacantComm - Vacant Land -Commercial

Parcels: 2

Primary Building Name:

Primary Building Type:

Gross Building Area⁺⁺⁺: 0

Net Leasable Area⁺⁺⁺: 0

Percent Complete: 0%

Land Sqft^{*}: 11,250

Land Acres^{*}: 0.2582

Pool: N

State Code: C1C

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$30,938

Protest Deadline Date: 5/31/2024

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

RYAN HILL LP

Primary Owner Address:

2812 STANLEY AVE
FORT WORTH, TX 76110

Deed Date: 3/5/2025

Deed Volume:

Deed Page:

Instrument: [D225038804](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COWTOWN PROPERTIES LLC	4/6/2022	D222090600		
BRANTS LAURIE O;DAVIS JAMES A	1/21/2022	D222020213		
TENIR INVESTMENTS INC	11/9/1999	00140940000062	0014094	0000062
BOSWELL BILL E;BOSWELL WANDA	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	\$30,938	\$30,938	\$30,938
2024	\$0	\$30,938	\$30,938	\$30,938
2023	\$0	\$30,938	\$30,938	\$30,938
2022	\$0	\$30,938	\$30,938	\$30,938
2021	\$0	\$30,938	\$30,938	\$30,938
2020	\$0	\$30,938	\$30,938	\$30,938

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.