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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



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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)

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

State Code: B
Year Built: 1926
Personal Property Account: N/A
Agent: VANGUARD PROPERTY TAX APPEALS (1905) N
Protest Deadline Date: 5/24/2024

+++ Rounded.

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

OWNER INFORMATION

Current Owner:
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	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	\$258,151	\$45,000	\$303,151	\$303,151
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.