



Address: [2816 HEMPHILL ST](#)
City: FORT WORTH
Georeference: 39450-14-20
Subdivision: SOUTH HEMPHILL HEIGHTS ADDN
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.7106546256
Longitude: -97.331998291
TAD Map: 2048-376
MAPSCO: TAR-077W



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 14 Lot 20

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)

Site Number: 02814684
Site Name: FORT WORTH CONSERVATORY OF MUSIC AND FINE ARTS
Site Class: OFC Low Rise - Office, Low Rise
Parcels: 1
Primary Building Name: FORT WORTH CONSERVATORY OF MUSIC AND FINE ARTS / 02814684

State Order Building Type: Commercial

Year Built: 2020
Gross Building Area⁺⁺⁺: 1,594

Personnel Present Area⁺⁺⁺: 1,594

Agent Present Complete: 100%

Land Sqft^{*}: 7,500

Land Acres^{*}: 0.1721

Pool: N

Notice Sent Date: 5/1/2025

Notice Value: \$146,622

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:
CEMS TEXAS REAL ESTATE HOLDINGS LLC

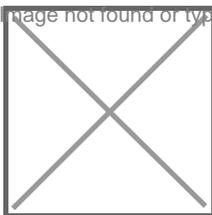
Primary Owner Address:
4704 MELROSE PARK CT
COLLEYVILLE, TX 76034

Deed Date: 12/15/2015

Deed Volume:

Deed Page:

Instrument: [D215280469](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
555 ARGENTINOS LLC	6/4/2013	D213161823	0000000	0000000
GUZMAN ANGELA	9/25/2009	D209269995	0000000	0000000
TINOCO JOLIO;TINOCO PATRICIA	9/29/2005	D205306101	0000000	0000000
GALAVIZ JOSE;GALAVIZ PATRICIA	9/17/2003	D204118508	0000000	0000000
BANCO POPULAR NORTH AMERICA	7/7/2003	00169410000404	0016941	0000404
RIVERA LIDIA L	8/23/2000	00144970000062	0014497	0000062
ZUCCARO BETTY	8/30/1995	00120940000727	0012094	0000727
ZUCCARO DONALD RAY	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	\$131,622	\$15,000	\$146,622	\$120,506
2024	\$85,422	\$15,000	\$100,422	\$100,422
2023	\$85,422	\$15,000	\$100,422	\$100,422
2022	\$85,422	\$15,000	\$100,422	\$100,422
2021	\$55,422	\$45,000	\$100,422	\$100,422
2020	\$55,422	\$45,000	\$100,422	\$100,422

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.