



**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)  
**Site Number:** 02814684  
TARRANT COUNTY (220)  
**Site Name:** FORT WORTH CONSERVATORY OF MUSIC AND FINE ARTS  
TARRANT REGIONAL WATER DISTRICT (223)  
**Site Class:** OFC Low Rise, Office Low Rise  
TARRANT COUNTY HOSPITAL (224)

**Parcels:** 1  
TARRANT COUNTY COLLEGE (225)  
**Primary Building Name:** FORT WORTH CONSERVATORY OF MUSIC AND FINE ARTS / 02814684

**State Order Building Type:** Commercial

**Year Built:** 1920  
**Gross Building Area** +++: 1,594

**Personal Property Assessed:** N/A

**Agent Percent 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:**

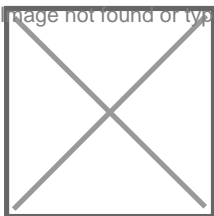
4704 MELROSE PARK CT  
COLLEYVILLE, TX 76034

**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	<a href="#">D213161823</a>	0000000	0000000
GUZMAN ANGELA	9/25/2009	<a href="#">D209269995</a>	0000000	0000000
TINOCO JOLIO;TINOCO PATRICIA	9/29/2005	<a href="#">D205306101</a>	0000000	0000000
GALAVIZ JOSE;GALAVIZ PATRICIA	9/17/2003	<a href="#">D204118508</a>	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 <sup>+</sup>
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.