



Address: [712 W BROADWAY AVE](#)
City: FORT WORTH
Georeference: 21630-20-4E
Subdivision: JENNINGS SOUTH ADDITION
Neighborhood Code: OFC-South Tarrant County

Latitude: 32.7410447979
Longitude: -97.332162883
TAD Map: 2048-388
MAPSCO: TAR-077E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: JENNINGS SOUTH ADDITION
Block 20 Lot 4E

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)

State Code: F1
Year Built: 1948
Personal Property Account: N/A
Agent: ROBERT OLA COMPANY LLC dba OLA TAX (20055)
Notice Sent Date: 5/1/2025
Notice Value: \$83,083
Protest Deadline Date: 5/31/2024

Site Number: 80408311
Site Name: Near South Studios
Site Class: OFCLowRise - Office-Low Rise
Parcels: 6
Primary Building Name: Near South Studios / 04678591
Primary Building Type: Commercial
Gross Building Area+++ : 0
Net Leasable Area+++ : 0
Percent Complete: 100%
Land Sqft* : 1,782
Land Acres* : 0.0409
Pool: N

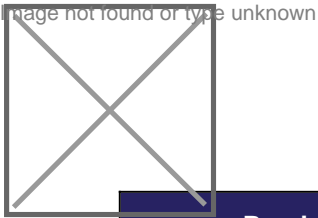
+++ Rounded.
* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
JMF STUDIO PROPERTIES LLC

Primary Owner Address:
328 HEMPHILL ST
FORT WORTH, TX 76106

Deed Date: 6/27/2013
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D213167880](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
328 HEMPHILL LLC	2/15/2011	D211041175	0000000	0000000
RICHARDSON FAMILY TR FLIPCO	12/31/1900	000000000000000	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	\$2,893	\$80,190	\$83,083	\$67,624
2024	\$2,893	\$53,460	\$56,353	\$56,353
2023	\$2,893	\$53,460	\$56,353	\$56,353
2022	\$2,893	\$44,550	\$47,443	\$47,443
2021	\$2,893	\$44,550	\$47,443	\$47,443
2020	\$2,893	\$44,550	\$47,443	\$47,443

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.