



**Address:** [401 S ADAMS ST](#)  
**City:** FORT WORTH  
**Georeference:** 43950-33-1R  
**Subdivision:** TUREMAN, J H & R W SUBDIVISION  
**Neighborhood Code:** OFC-South Tarrant County

**Latitude:** 32.7407883106  
**Longitude:** -97.3358626519  
**TAD Map:** 2048-388  
**MAPSCO:** TAR-076H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TUREMAN, J H & R W  
SUBDIVISION Block 33 Lot 1R

**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:** 80449581

**Site Name:** FRANK W NEAL & ASSOC

**Site Class:** OFCLowRise - Office-Low Rise

**Parcels:** 1

**Primary Building Name:** FRANK W NEAL & ASSOC / 04993721

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 6,038

**Net Leasable Area<sup>+++</sup>:** 6,038

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,960

**Land Acres<sup>\*</sup>:** 0.3663

**Pool:** N

**State Code:** F1

**Year Built:** 1985

**Personal Property Account:** [09142851](#)

**Agent:** INTEGRATAX (00753)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$857,697

**Protest Deadline Date:** 5/31/2024

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

NEAL FRANK  
NEAL JANE

**Primary Owner Address:**

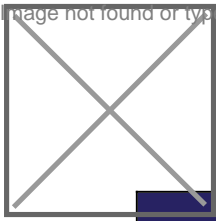
1015 W BROADWAY AVE  
FORT WORTH, TX 76104-1117

**Deed Date:** 3/16/1999

**Deed Volume:** 0013713

**Deed Page:** 0000652

**Instrument:** 00137130000652



Previous Owners	Date	Instrument	Deed Volume	Deed Page
STEIN-NEAL & BURNS JV	8/15/1986	00086530001484	0008653	0001484
STEIN-CREEL JOINT VENTURE	6/8/1984	00078540000040	0007854	0000040
STEIN FRED A	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	\$139,497	\$718,200	\$857,697	\$857,697
2024	\$275,200	\$478,800	\$754,000	\$754,000
2023	\$275,200	\$478,800	\$754,000	\$754,000
2022	\$355,000	\$399,000	\$754,000	\$754,000
2021	\$355,000	\$399,000	\$754,000	\$754,000
2020	\$355,000	\$399,000	\$754,000	\$754,000

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.