



**Address:** [424 S ADAMS ST](#)  
**City:** FORT WORTH  
**Georeference:** 21630-32-1R1  
**Subdivision:** JENNINGS SOUTH ADDITION  
**Neighborhood Code:** Convalescent/Nursing Home General

**Latitude:** 32.7404543764  
**Longitude:** -97.336626049  
**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:** JENNINGS SOUTH ADDITION  
Block 32 Lot 1R1

**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:** 1963

**Personal Property Account:** N/A

**Agent:** QUATRO TAX LLC (11627)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$7,064,216

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

**Site Number:** 80505880

**Site Name:** DOWNTOWN HEALTH AND REHAB CENTER

**Site Class:** HPConv - Hospital-Convalescent/Nursing Home

**Parcels:** 2

**Primary Building Name:** 424 S ADAMS / 06498272

**Primary Building Type:** Commercial

**Gross Building Area<sup>+++</sup>:** 46,768

**Net Leasable Area<sup>+++</sup>:** 46,768

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 76,143

**Land Acres<sup>\*</sup>:** 1.7480

**Pool:** N

<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:**

SMV FORT WORTH DOWNTOWN LLC

**Primary Owner Address:**

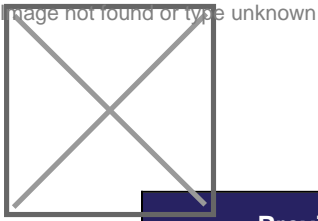
45 BROADWAY FL 25  
NEW YORK, NY 10006-3777

**Deed Date:** 12/10/2004

**Deed Volume:** 0

**Deed Page:** 0

**Instrument:** [D222021797](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIVING CENTERS OF TEXAS INC	1/1/1993	00109040001417	0010904	0001417
KESSS CORP	1/1/1991	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 <sup>+</sup>
2025	\$3,637,781	\$3,426,435	\$7,064,216	\$5,640,000
2024	\$2,415,710	\$2,284,290	\$4,700,000	\$4,700,000
2023	\$2,369,349	\$2,284,290	\$4,653,639	\$4,653,639
2022	\$3,159,010	\$1,522,860	\$4,681,870	\$4,681,870
2021	\$1,952,715	\$1,522,860	\$3,475,575	\$3,475,575
2020	\$925,206	\$374,794	\$1,300,000	\$1,300,000

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.