



Address: [4013 HEMPHILL ST](#)
City: FORT WORTH
Georeference: 41650-1-3R
Subdivision: TEXAS STEEL CO PLANT SITE
Neighborhood Code: RET-La Gran Plaza

Latitude: 32.6898479242
Longitude: -97.3310425824
TAD Map: 2048-372
MAPSCO: TAR-091E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: TEXAS STEEL CO PLANT SITE
Block 1 Lot 3R

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: 2018

Personal Property Account: N/A

Agent: RYAN LLC (00320)

Notice Sent Date: 4/15/2025

Notice Value: \$1,994,387

Protest Deadline Date: 5/31/2024

Site Number: 800028382

Site Name: FAMILY DOLLAR

Site Class: RETGen - Retail-General/Specialty

Parcels: 1

Primary Building Name: FAMILY DOLLAR / 42308389

Primary Building Type: Commercial

Gross Building Area⁺⁺⁺: 8,320

Net Leasable Area⁺⁺⁺: 8,320

Percent Complete: 100%

Land Sqft^{*}: 53,794

Land Acres^{*}: 1.2350

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:

J R INVESTMENTS

Primary Owner Address:

500 VOLVO PKWY
CHESAPEAKE, VA 23320

Deed Date: 1/12/2018

Deed Volume:

Deed Page:

Instrument: [D218008830](#)

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	\$1,725,417	\$268,970	\$1,994,387	\$1,994,387
2024	\$1,471,590	\$268,970	\$1,740,560	\$1,740,560
2023	\$1,461,590	\$268,970	\$1,730,560	\$1,730,560
2022	\$1,395,030	\$268,970	\$1,664,000	\$1,664,000
2021	\$1,436,630	\$268,970	\$1,705,600	\$1,705,600
2020	\$1,623,836	\$268,970	\$1,892,806	\$1,892,806

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.