

Property Information | PDF

LOCATION

Account Number: 02832844

Address: 2712 LEITH AVE City: FORT WORTH

**Georeference:** 39460-44-19

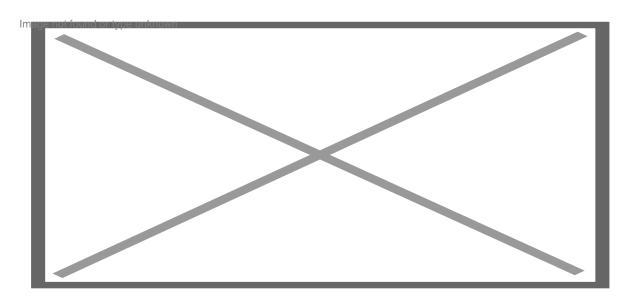
Subdivision: SOUTH HILLS ADDITION

Neighborhood Code: 4S121A

**Latitude:** 32.6711406274 **Longitude:** -97.3574919386

**TAD Map:** 2042-364 **MAPSCO:** TAR-090P





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

## PROPERTY DATA

Legal Description: SOUTH HILLS ADDITION Block

44 Lot 19

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: A Year Built: 1956

Personal Property Account: N/A

Agent: TARRANT PROPERTY TAX SERVICE (00065)

**Protest Deadline Date: 5/15/2025** 

**Site Number:** 02832844

**Site Name:** SOUTH HILLS ADDITION-44-19 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,555
Percent Complete: 100%

**Land Sqft\*:** 9,170 **Land Acres\*:** 0.2105

Pool: N

+++ Rounded.

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



## **OWNER INFORMATION**

**Current Owner:** 

HALL ZACHARY

WILLIAMS RANDI

Deed Date: 4/2/2024

Poed Volume:

Primary Owner Address:

3553 BELLAIRE DR

Deed Volume:

Deed Page:

FORT WORTH, TX 76109 Instrument: <u>D224061056</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DONE IN 10 HOLDINGS LLC	1/22/2024	D224012971		
HEB HOMES LLC	1/22/2024	D224012867		
BRIZENDINE FAMILY TRUST, THE	1/3/2022	D222011602		
BRIZENDINE PATRICIA LYNN	9/24/2015	2015-PR02834-1		
BRIZENDINE MARY E EST	7/26/1986	00000000000000	0000000	0000000
BRIZENDINE MARY E;BRIZENDINE W L	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. <u>Tarrant County Tax Office Account Information</u>.

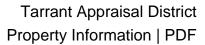
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$197,571	\$40,000	\$237,571	\$180,000
2023	\$110,000	\$40,000	\$150,000	\$150,000
2022	\$150,257	\$40,000	\$190,257	\$187,584
2021	\$138,825	\$40,000	\$178,825	\$170,531
2020	\$115,028	\$40,000	\$155,028	\$155,028

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.





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.

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