

Account Number: 02832860



Address: 2804 LEITH AVE

City: FORT WORTH

Georeference: 39460-44-21

Subdivision: SOUTH HILLS ADDITION

Neighborhood Code: 4S121A

Latitude: 32.6711514987 **Longitude:** -97.3579346082

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 21

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: None

Protest Deadline Date: 5/15/2025

Site Number: 02832860

Site Name: SOUTH HILLS ADDITION-44-21 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,568
Percent Complete: 100%

Land Sqft*: 8,960 Land Acres*: 0.2056

Pool: N

+++ Rounded

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



OWNER INFORMATION

Current Owner: Deed Date: 3/15/2024
ORTIZ BRENDA BERENICE

Primary Owner Address:

2804 LEITH AVE

Deed Volume:

Deed Page:

FORT WORTH, TX 76133 Instrument: <u>D224045998</u>

Previous Owners	Date	Instrument	Deed Volume	Deed Page
2804 LEITH 76133 LLC	12/22/2022	D222293350		
2804 LEITH LLC	1/6/2022	D222070384		
THIRD KEY HOMES LLC	12/9/2021	D221361764		
INCE BENDETTE EST	7/12/2010	0000000000000	0000000	0000000
INCE BENDETTE;INCE ROY LEE	2/6/2002	D204053801	0000000	0000000
INCE ROY 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. Tarrant County Tax Office Account Information.

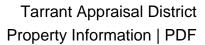
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$194,014	\$40,000	\$234,014	\$234,014
2023	\$195,746	\$40,000	\$235,746	\$235,746
2022	\$151,697	\$40,000	\$191,697	\$191,697
2021	\$140,199	\$40,000	\$180,199	\$180,199
2020	\$116,219	\$40,000	\$156,219	\$156,219

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

EXEMPTIONS / SPECIAL APPRAISAL

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⁺ 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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