



**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<sup>+++</sup>:** 1,568  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,960  
**Land Acres<sup>\*</sup>:** 0.2056  
**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:**  
ORTIZ BRENDA BERENICE  
**Primary Owner Address:**  
2804 LEITH AVE  
FORT WORTH, TX 76133

**Deed Date:** 3/15/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224045998](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
2804 LEITH 76133 LLC	12/22/2022	<a href="#">D222293350</a>		
2804 LEITH LLC	1/6/2022	<a href="#">D222070384</a>		
THIRD KEY HOMES LLC	12/9/2021	<a href="#">D221361764</a>		
INCE BENDETTE EST	7/12/2010	000000000000000	0000000	0000000
INCE BENDETTE;INCE ROY LEE	2/6/2002	<a href="#">D204053801</a>	0000000	0000000
INCE ROY L	12/31/1900	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	\$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.

+ 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.