



**Address:** [2812 LEITH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39460-44-23  
**Subdivision:** SOUTH HILLS ADDITION  
**Neighborhood Code:** 4S121A

**Latitude:** 32.6711648372  
**Longitude:** -97.3583897506  
**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 23

**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:** 02832887

**Site Name:** SOUTH HILLS ADDITION-44-23

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,885

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,750

**Land Acres<sup>\*</sup>:** 0.2008

**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:**

BUTTS JAMES H  
BUTTS CAROL J

**Primary Owner Address:**

2812 LEITH AVE  
FORT WORTH, TX 76133-1816

**Deed Date:** 12/27/1995**Deed Volume:** 0012221**Deed Page:** 0001777**Instrument:** 00122210001777

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON MARY K;JOHNSON MICHAEL	6/12/1992	00106910002364	0010691	0002364
NORTHCUTT JESSE J	1/1/1982	0000000000000000	00000000	00000000

## 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	\$240,024	\$40,000	\$280,024	\$263,382
2023	\$242,167	\$40,000	\$282,167	\$239,438
2022	\$186,875	\$40,000	\$226,875	\$217,671
2021	\$172,421	\$40,000	\$212,421	\$197,883
2020	\$142,608	\$40,000	\$182,608	\$179,894

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

- HOMESTEAD GENERAL 11.13(b)

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.