



**Address:** [2705 LEITH AVE](#)  
**City:** FORT WORTH  
**Georeference:** 39460-46-2  
**Subdivision:** SOUTH HILLS ADDITION  
**Neighborhood Code:** 4S121A

**Latitude:** 32.6706500343  
**Longitude:** -97.3570275943  
**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  
46 Lot 2

**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:** 1960  
**Personal Property Account:** N/A  
**Agent:** CHANDLER CROUCH (11730)  
**Protest Deadline Date:** 5/15/2025

**Site Number:** 02833166  
**Site Name:** SOUTH HILLS ADDITION-46-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,726  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,240  
**Land Acres<sup>\*</sup>:** 0.1432  
**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:**

DE LA CRUZ NADIA  
DE LA CRUZ J R NIETO

**Primary Owner Address:**

2705 LEITH AVE  
FORT WORTH, TX 76133-1813

**Deed Date:** 6/22/2012**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** [D212151311](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEWITT MEGAN;DEWITT NATHAN	5/28/2008	<a href="#">D208206722</a>	0000000	0000000
RAMON KIMBERLY;RAMON LONNIE W	9/15/2000	00145470000359	0014547	0000359
GWALTNEY LARRY M;GWALTNEY PATSY	9/28/1988	00093980000974	0009398	0000974
BOGATY ANNIE 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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$174,282	\$40,000	\$214,282	\$214,282
2023	\$211,425	\$40,000	\$251,425	\$199,650
2022	\$155,369	\$40,000	\$195,369	\$181,500
2021	\$145,103	\$40,000	\$185,103	\$165,000
2020	\$110,000	\$40,000	\$150,000	\$150,000

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.