



**Address:** [117 W LEUDA ST](#)  
**City:** FORT WORTH  
**Georeference:** 43890-28-6  
**Subdivision:** TUCKER ADDITION-FT WORTH  
**Neighborhood Code:** IM-South Fort Worth/Seminary General

**Latitude:** 32.7362086287  
**Longitude:** -97.3267493072  
**TAD Map:** 2048-388  
**MAPSCO:** TAR-077J



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TUCKER ADDITION-FT WORTH  
Block 28 Lot 6

**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:** C1C

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$393,750

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80221645

**Site Name:** 80221645

**Site Class:** LandVacantComm - Vacant Land -Commercial

**Parcels:** 1

**Primary Building Name:**

**Primary Building Type:**

**Gross Building Area<sup>+++</sup>:** 0

**Net Leasable Area<sup>+++</sup>:** 0

**Percent Complete:** 0%

**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:**

PEREZ BORJA JUAN

**Primary Owner Address:**

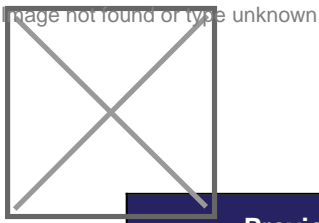
117 W LEUDA ST  
FORT WORTH, TX 76104

**Deed Date:** 1/11/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** 2023-PR00397-2



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIRA JESUS BORJA	9/12/1990	00100490001566	0010049	0001566
FIRST TEXAS SAV & LOAN ASSN	3/20/1986	00084910001572	0008491	0001572
LONG ETHEL;LONG LOYD	1/21/1985	00080650000540	0008065	0000540
BLACKMON DELL P	12/21/1984	00080400000877	0008040	0000877
BURKE BOB	11/30/1984	00080400000875	0008040	0000875
LONG LOYD E	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	\$393,750	\$393,750	\$315,000
2024	\$0	\$262,500	\$262,500	\$262,500
2023	\$0	\$262,500	\$262,500	\$262,500
2022	\$0	\$218,750	\$218,750	\$218,750
2021	\$0	\$157,500	\$157,500	\$157,500
2020	\$0	\$157,500	\$157,500	\$157,500

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.