



Address: [2348 OLD LEONARD ST](#)
City: FORT WORTH
Georeference: 18400-3-17
Subdivision: JEAN HILLS ADDITION
Neighborhood Code: 1H050H

Latitude: 32.6902086053
Longitude: -97.2993934704
TAD Map: 2060-372
MAPSCO: TAR-091H



Google Map or type unknown

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

PROPERTY DATA

Legal Description: JEAN HILLS ADDITION Block 3
Lot 17

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: 2017

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 40716341

Site Name: JEAN HILLS ADDITION-3-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,026

Percent Complete: 100%

Land Sqft^{*}: 5,250

Land Acres^{*}: 0.1205

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:

MAGAR JANGA B

MAGAR MON M

MAGAR CHANDRA B

Primary Owner Address:

7235 PARK WEST CIR APT 202
FORT WORTH, TX 76134-3557

Deed Date: 1/30/2018

Deed Volume:

Deed Page:

Instrument: [D218024865](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FTW JEAN HILLS 72 LLC	9/12/2016	D216215368		
PROPERTY MANAGEMENT ANALYST INC	8/12/2015	D216121430		
PMA TRUSTEE	8/12/2015	D215204090		
SIBELIUS DEVELOPMENT LLC	9/5/2013	D213241589	0000000	0000000
GH RESIDENTIAL LLC	6/4/2013	D213165391	0000000	0000000
TEXAS TRUST CREDIT UNION	12/7/2011	D211296219	0000000	0000000
BIG SKY INVESTMENTS LLC	12/29/2008	D208469696	0000000	0000000
JPMORGAN CHASE BANK NA	5/24/2008	D208245806	0000000	0000000
TEXAS HSG & ECONOMIC RES INC	1/1/2005	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	\$292,205	\$15,750	\$307,955	\$307,955
2024	\$292,205	\$15,750	\$307,955	\$307,955
2023	\$305,998	\$15,750	\$321,748	\$321,748
2022	\$240,533	\$10,000	\$250,533	\$250,533
2021	\$225,564	\$10,000	\$235,564	\$235,564
2020	\$203,940	\$10,000	\$213,940	\$213,940

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.