



**Address:** [2353 OLD LEONARD ST](#)  
**City:** FORT WORTH  
**Georeference:** 18400-3-23  
**Subdivision:** JEAN HILLS ADDITION  
**Neighborhood Code:** 1H050H

**Latitude:** 32.6906243849  
**Longitude:** -97.2992124454  
**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 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:** 2018

**Personal Property Account:** N/A

**Agent:** RESOLUTE PROPERTY TAX SOLUTION (00988)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 40716414

**Site Name:** JEAN HILLS ADDITION-3-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,641

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,341

**Land Acres<sup>\*</sup>:** 0.1226

**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:**

CZ GA I LLC

**Primary Owner Address:**

12801 N CENTRAL EXPWY #1650  
DALLAS, TX 75243

**Deed Date:** 12/8/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222285788](#)

| Previous Owners                 | Date       | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| THE COOPER FAMILY TRUST         | 6/14/2019  | <a href="#">D219132216</a> |             |           |
| FTW JEAN HILLS 72 LLC           | 9/12/2016  | <a href="#">D216215368</a> |             |           |
| PROPERTY MANAGEMENT ANALYST INC | 8/12/2015  | <a href="#">D216121430</a> |             |           |
| PMA TRUSTEE                     | 8/12/2015  | <a href="#">D215204090</a> |             |           |
| SIBELIUS DEVELOPMENT LLC        | 9/5/2013   | <a href="#">D213241586</a> | 0000000     | 0000000   |
| GH RESIDENTIAL LLC              | 6/4/2013   | <a href="#">D213165391</a> | 0000000     | 0000000   |
| TEXAS TRUST CREDIT UNION        | 12/7/2011  | <a href="#">D211296219</a> | 0000000     | 0000000   |
| BIG SKY INVESTMENTS LLC         | 12/29/2008 | <a href="#">D208469696</a> | 0000000     | 0000000   |
| JPMORGAN CHASE BANK NA          | 5/24/2008  | <a href="#">D208245806</a> | 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$192,176          | \$16,023    | \$208,199    | \$208,199                    |
| 2024 | \$232,977          | \$16,023    | \$249,000    | \$249,000                    |
| 2023 | \$239,977          | \$16,023    | \$256,000    | \$256,000                    |
| 2022 | \$193,000          | \$10,000    | \$203,000    | \$203,000                    |
| 2021 | \$159,000          | \$10,000    | \$169,000    | \$169,000                    |
| 2020 | \$161,539          | \$10,000    | \$171,539    | \$171,539                    |

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

Image not found or type unknown



## Tarrant Appraisal District Property Information | PDF

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.