



**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



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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

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## 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.