

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40716457

Address: 2337 OLD LEONARD ST

City: FORT WORTH
Georeference: 18400-3-27

Subdivision: JEAN HILLS ADDITION

Neighborhood Code: 1H050H

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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 27

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:** 40716457

Latitude: 32.6906262081

**TAD Map:** 2060-372 **MAPSCO:** TAR-091H

Longitude: -97.2998473488

**Site Name:** JEAN HILLS ADDITION-3-27 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,639
Percent Complete: 100%

Land Sqft\*: 5,309 Land Acres\*: 0.1218

Pool: N

+++ Rounded.

### OWNER INFORMATION

Current Owner: MUNOZ GUSTAVO

**Primary Owner Address:** 2337 OLD LEONARD ST FORT WORTH, TX 76119

**Deed Date:** 2/26/2021

Deed Volume: Deed Page:

Instrument: D221054192

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VEGA DANIEL ESPINOLA;VEGA LUIS ANGEL ESPINOLA	10/4/2018	D218224596		
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	D213241586	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. <u>Tarrant County Tax Office Account Information</u>.

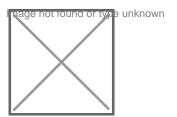
Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$238,729	\$15,927	\$254,656	\$254,656
2024	\$238,729	\$15,927	\$254,656	\$254,656
2023	\$249,920	\$15,927	\$265,847	\$265,847
2022	\$196,828	\$10,000	\$206,828	\$206,828
2021	\$184,690	\$10,000	\$194,690	\$194,690
2020	\$167,157	\$10,000	\$177,157	\$177,157

Pending indicates that the property record has not yet been completed for the indicated tax year.

# **EXEMPTIONS / SPECIAL APPRAISAL**

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



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.

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