



**Address:** [2909 PARK HILL DR](#)  
**City:** FORT WORTH  
**Georeference:** 44210-40-2R  
**Subdivision:** UNIVERSITY PLACE ADDITION  
**Neighborhood Code:** 4T002X

**Latitude:** 32.715702478  
**Longitude:** -97.3587427202  
**TAD Map:** 2042-380  
**MAPSCO:** TAR-076S



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** UNIVERSITY PLACE ADDITION  
Block 40 Lot 2R

**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:** 2013

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

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

**Notice Value:** \$911,675

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

**Site Number:** 41604245  
**Site Name:** UNIVERSITY PLACE ADDITION-40-2R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,314  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,318  
**Land Acres<sup>\*</sup>:** 0.1679  
**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:**

LEUCK JO ANNA  
LEUCK JOHN R JR

**Primary Owner Address:**

2909 PARK HILL DR  
CHARLOTTE, TX 76109

**Deed Date:** 2/21/2014  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D214034899](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WARMINK CORWIN	6/4/2013	<a href="#">D213146033</a>	0000000	0000000
HENDERSON J K;HENDERSON MARCEE K	1/1/2012	000000000000000	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	\$594,456	\$219,540	\$813,996	\$813,996
2024	\$692,135	\$219,540	\$911,675	\$789,239
2023	\$903,046	\$280,954	\$1,184,000	\$717,490
2022	\$760,994	\$200,000	\$960,994	\$652,264
2021	\$442,252	\$200,000	\$642,252	\$592,967
2020	\$339,061	\$200,000	\$539,061	\$539,061

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

- HOMESTEAD GENERAL 11.13(b)

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.