



LOCATION

Address: [412 LEIGHTON CT](#)
City: FORT WORTH
Georeference: 34234-11R-7
Subdivision: RICHMOND ADDN - FT WORTH
Neighborhood Code: 2N100C

Latitude: 32.9136780703
Longitude: -97.3561415903
TAD Map: 2042-452
MAPSCO: TAR-020X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RICHMOND ADDN - FT WORTH
Block 11R Lot 7 PLAT D220133314

Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 800054212
TARRANT COUNTY (220)	Site Name: RICHMOND ADDN - FT WORTH 11R 7 PLAT D220133314
TARRANT REGIONAL WATER DISTRICT (223)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	Parcels: 1
TARRANT COUNTY COLLEGE (225)	Approximate Size⁺⁺⁺: 3,715
NORTHWEST ISD (911)	Percent Complete: 100%
State Code: A	Land Sqft[*]: 7,350
Year Built: 2021	Land Acres[*]: 0.1687
Personal Property Account: N/A	Pool: N
Agent: None	
Protest Deadline Date: 5/15/2025	

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:
SAGUINDEL JODY ANTHONY
Primary Owner Address:
412 LEIGHTON CT
FORT WORTH, TX 76131

Deed Date: 8/26/2021
Deed Volume:
Deed Page:
Instrument: [D2212525368](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AMERICAN LEGEND HOMES LLC	1/28/2021	D221026359		

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	\$0	\$0	\$0	\$0
2024	\$493,457	\$100,000	\$593,457	\$593,457
2023	\$536,075	\$70,000	\$606,075	\$597,873
2022	\$473,521	\$70,000	\$543,521	\$543,521
2021	\$0	\$49,000	\$49,000	\$49,000
0	\$0	\$0	\$0	\$0

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.