



LOCATION

Address: [2714 SIMONDALE DR](#)
City: FORT WORTH
Georeference: 2140-1-15-30
Subdivision: BELLAIRE ESTATES
Neighborhood Code: 4T001B

Latitude: 32.7117030538
Longitude: -97.3729935959
TAD Map: 2036-380
MAPSCO: TAR-075V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELLAIRE ESTATES Block 1 Lot
N75' 15 & S75' 16

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: 1951

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00147702
Site Name: BELLAIRE ESTATES-1-15-30
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 4,553
Percent Complete: 100%
Land Sqft^{*}: 62,250
Land Acres^{*}: 1.4290
Pool: N

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

OSBOURNE JOHN G

Primary Owner Address:

316 BAILEY AVE #100
FORT WORTH, TX 76107

Deed Date: 3/21/2017

Deed Volume:

Deed Page:

Instrument: [D217062515](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYON MARIANN WILSON EST	4/18/2013	D213102914	0000000	0000000
LYON MARIANN L	8/29/2011	00000000000000	0000000	0000000
LYON DAVID K EST;LYON MARIANN LY	12/31/1900	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 ⁺
2025	\$0	\$0	\$0	\$0
2024	\$606,473	\$1,383,750	\$1,990,223	\$1,390,895
2023	\$902,886	\$922,500	\$1,825,386	\$1,264,450
2022	\$639,124	\$922,545	\$1,561,669	\$1,149,500
2021	\$345,000	\$700,000	\$1,045,000	\$1,045,000
2020	\$345,000	\$700,000	\$1,045,000	\$1,045,000

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.