

LOCATION

Address: [2700 SIMONDALE DR](#)
City: FORT WORTH
Georeference: 2140-1-18
Subdivision: BELLAIRE ESTATES
Neighborhood Code: 4T001B

Latitude: 32.7125239194
Longitude: -97.3731219774
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 18 & 19

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)

Site Number: 00147729
Site Name: BELLAIRE ESTATES-1-18-20
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 7,582
Percent Complete: 100%
Land Sqft^{*}: 79,000
Land Acres^{*}: 1.8135

State Code: A

Year Built: 1937

Personal Property Account: N/A

Agent: SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344) Y

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:

RICH DAVID B
 RICH MONICA S

Primary Owner Address:

2700 SIMONDALE DR
 FORT WORTH, TX 76109-1246

Deed Date: 12/26/2001
Deed Volume: 0015367
Deed Page: 0000197
Instrument: 00153670000197

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REGIAN DIANE R;REGIAN GREGORY	1/6/1994	00114030002000	0011403	0002000
MATTHEWS A R	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	\$1,150,000	\$1,635,000	\$2,785,000	\$2,566,429
2023	\$1,360,000	\$1,090,000	\$2,450,000	\$2,333,117
2022	\$1,709,800	\$1,090,200	\$2,800,000	\$2,121,015
2021	\$1,178,195	\$750,000	\$1,928,195	\$1,928,195
2020	\$1,178,195	\$750,000	\$1,928,195	\$1,928,195

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.