

## LOCATION

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**Address:** [2917 SIMONDALE DR](#)  
**City:** FORT WORTH  
**Georeference:** 2140-2-4  
**Subdivision:** BELLAIRE ESTATES  
**Neighborhood Code:** 4T001B

**Latitude:** 32.7085891953  
**Longitude:** -97.372221422  
**TAD Map:** 2036-376  
**MAPSCO:** TAR-075Z



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** BELLAIRE ESTATES Block 2 Lot 4

**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:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 00147753

**Site Name:** BELLAIRE ESTATES-2-4

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 16,968

**Land Acres<sup>\*</sup>:** 0.3895

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION

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**Current Owner:**

BAVIN THOMAS WILLIAM  
BAVIN MELISSA ANN

**Primary Owner Address:**

2917 SIMONDALE DR  
FORT WORTH, TX 76109

**Deed Date:** 11/28/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223210834](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PAULING SUSAN S;PAULING WENDEL R	10/4/2004	<a href="#">D204314491</a>	0000000	0000000
SAWYER JOEL T;SAWYER JULIE W	6/23/1997	00128100000604	0012810	0000604
THOMAS ALLA	10/2/1986	00000000000000	0000000	0000000
THOMAS ALLA;THOMAS H C	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$295,997	\$704,520	\$1,000,517	\$1,000,517
2023	\$432,320	\$469,680	\$902,000	\$756,250
2022	\$222,695	\$469,674	\$692,369	\$687,500
2021	\$125,000	\$500,000	\$625,000	\$625,000
2020	\$125,000	\$500,000	\$625,000	\$625,000

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

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.