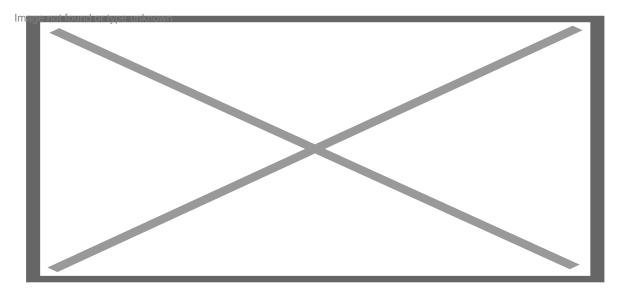


Tarrant Appraisal District Property Information | PDF Account Number: 00589616

Address: <u>4320 BELLAIRE DR S # 133W</u> City: FORT WORTH Georeference: 14635C---09 Subdivision: FOUNTAIN ROYALE ORLEANS W Neighborhood Code: A4T010G

Latitude: 32.7045486628 Longitude: -97.3874378368 TAD Map: 2030-376 MAPSCO: TAR-075X





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

PROPERTY DATA

Legal Description: FOUNTAIN ROYALE ORLEANS W Block C Lot 133 & .008336 OF COMMON AREA

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: 1967 Personal Property Account: N/A

Parcels: 1 Approximate Size⁺⁺⁺: 869 Percent Complete: 100% Land Sqft^{*}: 0 Land Acres^{*}: 0.0000 Pool: N

Site Name: FOUNTAIN ROYALE ORLEANS W-C-133

Site Class: A1 - Residential - Single Family

Site Number: 00589616

+++ Rounded.

Agent: None

Protest Deadline Date: 5/15/2025

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



OWNER INFORMATION

Current Owner: KOMAROMI LOUIS GRIFFITH SUSAN Primary Owner Address:

2916 SANGUINE FORT WORTH, TX 76107

Deed Date: 12/31/2024 Deed Volume: Deed Page: Instrument: D224233605

Previous Owners	Date	Instrument	Deed Volume	Deed Page
D&J SHADOW CREEK INVESTMENTS LLC	11/23/2021	D221344802		
BULLARD CARSON J IV;BULLARD REBECCA	4/27/2011	D211108327	000000	0000000
HAMILTON NANCY T EST	1/25/1991	00101580001282	0010158	0001282
GATELEY NANCY J	12/31/1900	000000000000000000000000000000000000000	000000	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	\$122,001	\$50,000	\$172,001	\$172,001
2023	\$130,000	\$20,000	\$150,000	\$150,000
2022	\$126,730	\$20,000	\$146,730	\$146,730
2021	\$122,512	\$20,000	\$142,512	\$142,512
2020	\$131,174	\$20,000	\$151,174	\$151,174

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.