

Account Number: 00590258

LOCATION

Address: 4320 BELLAIRE DR S # 108W

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 K Lot 108 & .010993 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: 1968

Personal Property Account: N/A

**Agent:** THE GALLAGHER FIRM PLLC (11961)

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

**Site Number:** 00590258

Site Name: FOUNTAIN ROYALE ORLEANS W-K-108

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,146
Percent Complete: 100%

Land Sqft\*: 0

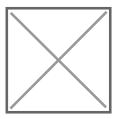
Land Acres\*: 0.0000

Pool: N

+++ Rounded.

03-17-2025 Page 1

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



## **OWNER INFORMATION**

Current Owner:
MEIGS ZOE
Primary Owner Address:
4320 BELLAIRE DR S APT 108
FORT WORTH, TX 76109-5116

Deed Date: 4/26/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: D213106771

Previous Owners	Date	Instrument	Deed Volume	Deed Page
URBAN JON;URBAN REGINA URBAN	6/5/2012	D212135312	0000000	0000000
HOFFACKER BETH	9/7/2011	D211219662	0000000	0000000
RABYOR JOSEPH A EST JR	2/12/2009	00000000000000	0000000	0000000
RABYOR JEANNE M;RABYOR JOE	5/1/1998	00131970000275	0013197	0000275
LIVELY MARY FRANCES	4/23/1990	00099100000051	0009910	0000051
CHAMBERS WILLIAM M	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$172,899	\$50,000	\$222,899	\$193,600
2023	\$182,417	\$20,000	\$202,417	\$176,000
2022	\$140,000	\$20,000	\$160,000	\$160,000
2021	\$135,000	\$20,000	\$155,000	\$155,000
2020	\$137,534	\$17,466	\$155,000	\$155,000

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **EXEMPTIONS / SPECIAL APPRAISAL**

03-17-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.



• 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.

03-17-2025 Page 3