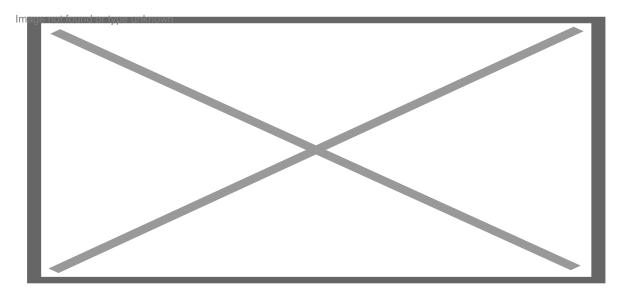


Tarrant Appraisal District Property Information | PDF Account Number: 00590347

Address: <u>4320 BELLAIRE DR S # 202W</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 L Lot 202 & .008393 OF COMMON AREA

Jurisdictions:

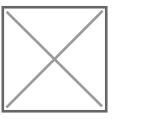
CITY OF FORT WORTH (026) TARRANT COUNTY (220) TARRANT REGIONAL WATER DISTRICT (223) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) FORT WORTH ISD (905) State Code: A Year Built: 1968 Personal Property Account: N/A Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00590347 Site Name: FOUNTAIN ROYALE ORLEANS W-L-202 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 875 Percent Complete: 100% Land Sqft^{*}: 0 Land Acres^{*}: 0.0000 Pool: N

+++ Rounded.

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



Tarrant Appraisal District Property Information | PDF

OWNER INFORMATION

Current Owner: BLAND KATHERINE

Primary Owner Address: 4320 BELLAIRE DR S APT 202 FORT WORTH, TX 76109-5123 Deed Date: 5/7/2013 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D213117861

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ABBOTT HOLDINGS LLC	8/29/2007	D207312283	000000	0000000
ROLLINS GUADALUPE	9/2/1997	00128990000354	0012899	0000354
ICE CLETIS ETUX CECIL;ICE MYRON	8/10/1983	00075820000692	0007582	0000692
MARK MC DEVITT	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	\$144,600	\$50,000	\$194,600	\$161,824
2023	\$152,561	\$20,000	\$172,561	\$147,113
2022	\$128,378	\$20,000	\$148,378	\$133,739
2021	\$123,021	\$20,000	\$143,021	\$121,581
2020	\$131,719	\$20,000	\$151,719	\$110,528

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.