

Tarrant Appraisal District Property Information | PDF Account Number: 00608246

Address: 1757 BELSHIRE CT

City: FORT WORTH Georeference: 39385C--1757A Subdivision: SOUTH FORK TOWNHOUSE ADDITION Neighborhood Code: A1S010F Latitude: 32.6196733964 Longitude: -97.2995203215 TAD Map: 2060-344 MAPSCO: TAR-105R





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

PROPERTY DATA

Legal Description: SOUTH FORK TOWNHOUSE ADDITION UNIT 1757A & .01832 % CE

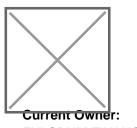
Jurisdictions:

CITY OF FORT WORTH (026)	Site Number: 00608246
TARRANT COUNTY (220)	
TARRANT REGIONAL WATER DISTRICT (Site Name: SOUTH FORK TOWNHOUSE ADDITION-1757A 223) Site Class: A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	Site Class: A1 - Residential - Single Family
TARRANT COUNTY COLLEGE (225)	Parcels: 1
EVERMAN ISD (904)	Approximate Size+++: 1,440
State Code: A	Percent Complete: 100%
Year Built: 1974	Land Sqft [*] : 0
Personal Property Account: N/A	Land Acres [*] : 0.0000
Agent: None	Pool: N
Developed	

+++ Rounded.

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

OWNER INFORMATION



FULCRUM FINANCIAL LLC

Primary Owner Address: 4500 MERCANTILE PLZ STE 300

FORT WORTH, TX 76137

Deed Date: 8/24/2021 Deed Volume: Deed Page: Instrument: D221248966

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BABAKHANYAN ENTERPRISES LLC	12/11/2017	<u>D217288426</u>		
ISAACS HANNAH	7/17/2007	D207278663	000000	0000000
LA SALLE BANK NATIONAL ASSOC	7/4/2006	D206208457	000000	0000000
MAXWELL ROBERT M	4/11/2005	D205129977	000000	0000000
THOMPSON BOB C	3/28/1996	00123290002120	0012329	0002120
ROLDAN FAMILY LTD PRTNSHP	5/31/1995	00119970002222	0011997	0002222
ROLDAN RODOLFO	11/20/1989	00097800000621	0009780	0000621
COLLECTING BANK	10/4/1988	00094090001445	0009409	0001445
WELLS MILTON S	2/5/1986	00084510002025	0008451	0002025
DAVIS JOHN;WOOD LARRY	12/31/1900	000000000000000000000000000000000000000	000000	0000000
SOUTHFIELD DEVELOPME	12/30/1900	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$65,000	\$20,000	\$85,000	\$85,000
2023	\$60,000	\$20,000	\$80,000	\$80,000
2022	\$90,658	\$9,000	\$99,658	\$99,658
2021	\$57,463	\$9,000	\$66,463	\$66,463
2020	\$57,463	\$9,000	\$66,463	\$66,463



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.