



**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)
- TARRANT COUNTY (220)
- TARRANT REGIONAL WATER DISTRICT (223)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- EVERMAN ISD (904)

**State Code:** A

**Year Built:** 1974

**Personal Property Account:** N/A

**Agent:** None

**Site Number:** 00608246

**Site Name:** SOUTH FORK TOWNHOUSE ADDITION-1757A

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,440

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

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	<a href="#">D217288426</a>		
ISAACS HANNAH	7/17/2007	<a href="#">D207278663</a>	0000000	0000000
LA SALLE BANK NATIONAL ASSOC	7/4/2006	<a href="#">D206208457</a>	0000000	0000000
MAXWELL ROBERT M	4/11/2005	<a href="#">D205129977</a>	0000000	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	00000000000000	0000000	0000000
SOUTHFIELD DEVELOPME	12/30/1900	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*
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

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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.