

## LOCATION

**Address:** [7755 BELLAIRE DR S](#)  
**City:** FORT WORTH  
**Georeference:** 34499-A-1A  
**Subdivision:** RIVER HILLS II ADDITION  
**Neighborhood Code:** OFC-Southwest Tarrant County

**Latitude:** 32.6611620906  
**Longitude:** -97.4263655181  
**TAD Map:** 2018-360  
**MAPSCO:** TAR-088T



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER HILLS II ADDITION Block  
 A Lot 1A SCHOOL BNDRY SPLIT

**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)

**Site Number:** 80788475  
**Site Name:** STEVE HAWKINS CUSTOM HOMES  
**Site Class:** OFCLowRise - Office-Low Rise  
**Parcels:** 2  
**Primary Building Name:** STEVE HAWKINS CUSTOM HOMES / 07935951  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 11,489  
**Net Leasable Area<sup>+++</sup>:** 11,489  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 40,249  
**Land Acres<sup>\*</sup>:** 0.9240  
**Pool:** N

**State Code:** F1

**Year Built:** 2002

**Personal Property Account:** Multi

**Agent:** INTEGRATAX (00753)

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

<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:**  
 7755 BELLAIRE HOLDINGS LLC  
**Primary Owner Address:**  
 7755 BELLAIRE DR S  
 FORT WORTH, TX 76132

**Deed Date:** 7/23/2015  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D215167181](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COOPER NATURAL RESOURCE INC	2/15/2012	<a href="#">D212038905</a>	0000000	0000000
SJ BELLAIRE BUILDING DEV LP	8/21/2009	<a href="#">D209235912</a>	0000000	0000000
HAWKINS FAMILY JOINT VENTURE	1/1/2001	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$1,376,112	\$289,793	\$1,665,905	\$1,665,905
2023	\$1,433,557	\$289,793	\$1,723,350	\$1,723,350
2022	\$1,433,557	\$289,793	\$1,723,350	\$1,723,350
2021	\$1,316,915	\$289,793	\$1,606,708	\$1,606,708
2020	\$1,316,915	\$289,793	\$1,606,708	\$1,606,708

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.