

## LOCATION

**Address:** [7633 BELLAIRE DR S # 113](#)  
**City:** FORT WORTH  
**Georeference:** 34499C---09  
**Subdivision:** RIVER HILLS II OFFICE CONDO  
**Neighborhood Code:** MED-Southwest Tarrant County General

**Latitude:** 32.6623865089  
**Longitude:** -97.4271740191  
**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 OFFICE CONDO  
 Lot 113 & .21 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)

**Site Number:** 80872212  
**Site Name:** MEDICAL OFFICE CONDO  
**Site Class:** CondoMedOff - Condo-Medical Office  
**Parcels:** 6  
**Primary Building Name:** TX Dept. of Public Safety / 41370155  
**Primary Building Type:** Condominium  
**Gross Building Area<sup>+++</sup>:** 1,271  
**Net Leasable Area<sup>+++</sup>:** 1,271  
**Percent Complete:** 100.00%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000  
**Pool:** N

**State Code:** F1

**Year Built:** 2007

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (90344)

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

+++ Rounded.

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

## OWNER INFORMATION

**Current Owner:**  
 VASHA TECHNOLOGIES LLC  
**Primary Owner Address:**  
 3819 OZARK  
 IRVING, TX 75063

**Deed Date:** 5/6/2019  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D219096329](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GIBSON ASSET MANAGEMENT LLC	8/29/2008	<a href="#">D208342136</a>	0000000	0000000
TAK ENTERPRISES INC	1/1/2007	00000000000000	0000000	0000000

## VALUES

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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	\$329,134	\$65,866	\$395,000	\$395,000
2023	\$302,727	\$65,863	\$368,590	\$368,590
2022	\$220,112	\$65,863	\$285,975	\$285,975
2021	\$220,112	\$65,863	\$285,975	\$285,975
2020	\$220,112	\$65,863	\$285,975	\$285,975

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.