

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 41519396

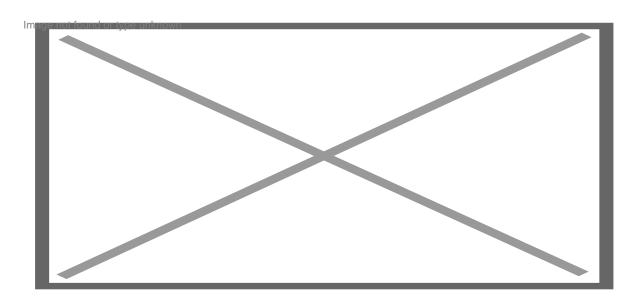
Address: 12708 BELLA COLINA DR

City: TARRANT COUNTY
Georeference: 2120C-4-42
Subdivision: BELLA FLORA
Neighborhood Code: 4A200C

**Latitude:** 32.632511261 **Longitude:** -97.5329993892

**TAD Map:** 1988-348 **MAPSCO:** TAR-099L





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

## PROPERTY DATA

Legal Description: BELLA FLORA Block 4 Lot 42

SCHOOL BOUNDARY SPLIT

Jurisdictions:

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225)

ALEDO ISD (921) State Code: A Year Built: 2012

Personal Property Account: N/A

Agent: None

+++ Rounded.

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

**Site Number:** 41521862

Site Name: BELLA FLORA-4-42-91

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size+++: 2,784
Percent Complete: 100%

Land Sqft\*: 43,996 Land Acres\*: 1.0100

Pool: N

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

## **OWNER INFORMATION**

03-29-2025 Page 1



TORRES JOHNNY TORRES NORA

Primary Owner Address: 12708 BELLA COLINA DR FORT WORTH, TX 76126-4944 Deed Date: 11/8/2012
Deed Volume: 0000000
Deed Page: 0000000
Instrument: D212277772

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROYAL CREST CUSTOM HOMES LTD	2/8/2012	D212037539	0000000	0000000
WESTMONT DEVELOPMENT LP	7/29/2010	D210262706	0000000	0000000
PETER PAULSEN PROPERTIES LTD	1/1/2010	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	\$26,763	\$12,801	\$39,564	\$38,501
2023	\$29,810	\$8,500	\$38,310	\$35,001
2022	\$23,672	\$8,500	\$32,172	\$31,819
2021	\$20,426	\$8,500	\$28,926	\$28,926
2020	\$18,228	\$9,350	\$27,578	\$27,578

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

03-29-2025 Page 2

<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.