



**Address:** [12809 BELLA COLINA DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 2120C-4-49  
**Subdivision:** BELLA FLORA  
**Neighborhood Code:** 4A200C

**Latitude:** 32.632009034  
**Longitude:** -97.5309541057  
**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 49

**Jurisdictions:**

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

**State Code:** C1

**Year Built:** 0

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 41519477

**Site Name:** BELLA FLORA-4-49

**Site Class:** C1 - Residential - Vacant Land

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 0

**Percent Complete:** 0%

**Land Sqft<sup>\*</sup>:** 52,272

**Land Acres<sup>\*</sup>:** 1.2000

**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:**

AVERHOFF CODY  
AVERHOFF ASHLEY

**Primary Owner Address:**

12817 BELLA COLINA DR  
FORT WORTH, TX 76126

**Deed Date:** 4/11/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217091196](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AVERHOFF HELEN B;AVERHOFF JON R	12/12/2014	<a href="#">D214270671</a>		
BUCHANAN A;BUCHANAN CHRISTOPHER T	11/19/2010	<a href="#">D210293041</a>	0000000	0000000
WESTMONT DEVELOPMENT LP	7/29/2010	<a href="#">D210262706</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$0	\$162,000	\$162,000	\$120,000
2023	\$0	\$100,000	\$100,000	\$100,000
2022	\$0	\$100,000	\$100,000	\$100,000
2021	\$0	\$84,500	\$84,500	\$84,500
2020	\$0	\$84,500	\$84,500	\$84,500

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.