



**Address:** [3617 BELLAIRE DR S](#)  
**City:** FORT WORTH  
**Georeference:** 2130-7-9-30  
**Subdivision:** BELLAIRE ADDITION-FORT WORTH  
**Neighborhood Code:** 4T002Y

**Latitude:** 32.7013377592  
**Longitude:** -97.370765133  
**TAD Map:** 2036-376  
**MAPSCO:** TAR-089D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BELLAIRE ADDITION-FORT WORTH Block 7 Lot 9 & W 1/2 10

**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:** 00149187  
**Site Name:** BELLAIRE ADDITION-FORT WORTH-7-9-30  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,633  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 11,250  
**Land Acres<sup>\*</sup>:** 0.2582  
**Pool:** Y

**State Code:** A

**Year Built:** 1940

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$842,333

**Protest Deadline Date:** 5/24/2024

<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:**  
CHHIN KUCHAMA  
**Primary Owner Address:**  
3617 BELLAIRE DR S  
FORT WORTH, TX 76109

**Deed Date:** 10/30/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224197315](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHHIN KUCHAMA	2/20/2020	<a href="#">D220043602</a>		
CHHIN CHRISTOPHER;CHHIN KUCHAMA	1/31/2018	<a href="#">D218022358</a>		
FORSYTH SARAH W	1/4/1993	00109020002000	0010902	0002000
FORSYTHE ARTHUR R III	12/31/1900	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 <sup>+</sup>
2025	\$529,833	\$312,500	\$842,333	\$842,333
2024	\$529,833	\$312,500	\$842,333	\$842,333
2023	\$476,092	\$306,250	\$782,342	\$782,342
2022	\$351,296	\$306,225	\$657,521	\$657,521
2021	\$385,794	\$230,000	\$615,794	\$615,794
2020	\$275,877	\$276,000	\$551,877	\$551,877

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.