



Address: [4320 BELLAIRE DR S # 111W](#)
City: FORT WORTH
Georeference: 14635C---09
Subdivision: FOUNTAIN ROYALE ORLEANS W
Neighborhood Code: A4T010G

Latitude: 32.7045486628
Longitude: -97.3874378368
TAD Map: 2030-376
MAPSCO: TAR-075X



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOUNTAIN ROYALE ORLEANS
W Block J Lot 111 & .008393 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)

State Code: A

Year Built: 1968

Personal Property Account: N/A

Agent: PROPERTY TAX LOCK (11667)

Notice Sent Date: 4/15/2025

Notice Value: \$165,410

Protest Deadline Date: 5/24/2024

Site Number: 00590150

Site Name: FOUNTAIN ROYALE ORLEANS W-J-111

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 875

Percent Complete: 100%

Land Sqft^{*}: 0

Land Acres^{*}: 0.0000

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

TORLINCASI TAMMY M

Primary Owner Address:

4320 BELLAIRE DR S APT 111
FORT WORTH, TX 76109

Deed Date: 3/23/2018

Deed Volume:

Deed Page:

Instrument: [D218062408](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TAYLOR KIMBERLEY NADINE	8/29/2014	D214192642		
SAMAROZIJA PREDRAG;SAMAROZIJA SASEN	8/4/2011	D211190835	0000000	0000000
BILYEA CAROLYN D	8/4/1999	000000000000000	0000000	0000000
BILYEA CAROLYN;BILYEA DAVID EST	9/24/1998	00134430000188	0013443	0000188
LANE EVALYN	9/23/1998	00134430000186	0013443	0000186
LANE SAM TR III	9/19/1991	00103970000097	0010397	0000097
SPAIN A B JR	12/31/1900	000000000000000	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	\$115,410	\$50,000	\$165,410	\$165,410
2024	\$115,410	\$50,000	\$165,410	\$156,202
2023	\$122,002	\$20,000	\$142,002	\$142,002
2022	\$118,566	\$20,000	\$138,566	\$138,566
2021	\$120,000	\$20,000	\$140,000	\$140,000
2020	\$130,000	\$20,000	\$150,000	\$150,000

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

- 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.