



**Address:** [4413 BELLAIRE DR S # 209S](#)  
**City:** FORT WORTH  
**Georeference:** 36705C---09  
**Subdivision:** ROYALE ORLEANS SOUTH CONDO  
**Neighborhood Code:** A4T010G

**Latitude:** 32.703046349  
**Longitude:** -97.3866035908  
**TAD Map:** 2030-376  
**MAPSCO:** TAR-075Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROYALE ORLEANS SOUTH  
CONDO Block C Lot 209 .00828 % CE

**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:** 00599832  
**Site Name:** ROYALE ORLEANS SOUTH CONDO-C-209  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 936  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 0.0000  
**Pool:** N

**State Code:** A

**Year Built:** 1972

**Personal Property Account:** N/A

**Agent:** SOUTHWEST PROPERTY TAX (00346)

**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:**

4525 TRIVIUM PARTNERS LLC

**Primary Owner Address:**

504 LINCOLN DR  
ARLINGTON, TX 76006

**Deed Date:** 12/22/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222293458](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALDOCK SETH	1/16/2019	<a href="#">D219011186</a>		
HOLGUIN RUEBEN A	3/7/2016	<a href="#">D216047305</a>		
ANDRES TARA	10/24/2001	00152180000019	0015218	0000019
THIELKE MARK EDWARD	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	\$149,368	\$50,000	\$199,368	\$199,368
2024	\$149,368	\$50,000	\$199,368	\$199,368
2023	\$199,388	\$20,000	\$219,388	\$219,388
2022	\$176,836	\$20,000	\$196,836	\$196,836
2021	\$128,000	\$20,000	\$148,000	\$148,000
2020	\$132,101	\$15,899	\$148,000	\$148,000

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

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.