



**Address:** [4331 BELLAIRE DR S](#)  
**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 P Lot 4331 .01706 % 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)

**State Code:** A  
**Year Built:** 1972  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$225,011  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00600539  
**Site Name:** ROYALE ORLEANS SOUTH CONDO-P-4331  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,776  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 0  
**Land Acres<sup>\*</sup>:** 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:**  
4331 BELLAIRE DR S LLC  
**Primary Owner Address:**  
1701 RIVER RUN SUITE 703  
FORT WORTH, TX 76107

**Deed Date:** 4/3/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224057125](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ETIER SUZANNE MARIE	2/18/1994	00114630000279	0011463	0000279
LOBSTEIN DONNA;LOBSTEIN PHIL MD	3/2/1987	00088670000374	0008867	0000374
LOBSTEIN OPAL P	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	\$175,011	\$50,000	\$225,011	\$225,011
2024	\$175,011	\$50,000	\$225,011	\$225,011
2023	\$182,509	\$20,000	\$202,509	\$202,509
2022	\$147,208	\$20,000	\$167,208	\$167,208
2021	\$152,683	\$20,000	\$172,683	\$172,683
2020	\$211,984	\$20,000	\$231,984	\$204,685

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.