



Address: [1761 BELSHIRE CT](#)
City: FORT WORTH
Georeference: 39385C--1761A
Subdivision: SOUTH FORK TOWNHOUSE ADDITION
Neighborhood Code: A1S010F

Latitude: 32.6196596456
Longitude: -97.2993386751
TAD Map: 2060-344
MAPSCO: TAR-105R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH FORK TOWNHOUSE
ADDITION BLDG 1761A & .01873% CE

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT REGIONAL WATER DISTRICT (223)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
EVERMAN ISD (904)

State Code: A

Year Built: 1974

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 00608289

Site Name: SOUTH FORK TOWNHOUSE ADDITION-1761A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,440

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:

FULCRUM FINANCIAL LLC

Primary Owner Address:

4500 MERCANTILE PLZ STE 300
FORT WORTH, TX 76137

Deed Date: 6/1/2022

Deed Volume:

Deed Page:

Instrument: [D2221444530](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENDERICK CAROLYN CLAYTON;KENDRICK RAYFORD OZELL	11/14/2018	D218282950		
THOMPSON MARY	3/12/2007	D214102239	0000000	0000000
FURMAN MICHAEL;FURMAN P L THOMPSON	9/18/1990	00100590000585	0010059	0000585
SECRETARY OF HUD	6/16/1988	00093200000036	0009320	0000036
M MORTGAGE CORPORATION	6/15/1988	00093090002377	0009309	0002377
WELLS MILTON S	2/5/1986	00084510002025	0008451	0002025
DAVIS JOHN;WOOD LARRY	12/31/1900	00000000000000	0000000	0000000
SOUTHFIELD DEVELOPME	12/30/1900	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 ⁺
2025	\$58,000	\$20,000	\$78,000	\$78,000
2024	\$65,000	\$20,000	\$85,000	\$85,000
2023	\$60,000	\$20,000	\$80,000	\$80,000
2022	\$71,709	\$9,000	\$80,709	\$80,709
2021	\$45,799	\$9,000	\$54,799	\$54,799
2020	\$57,463	\$9,000	\$66,463	\$66,463

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.