



Address: [3401 BELLAIRE PARK CT](#)
City: FORT WORTH
Georeference: 27235-1-J2R
Subdivision: MC CARTHY ADDITION
Neighborhood Code: 4T001Z

Latitude: 32.7004914582
Longitude: -97.3783183878
TAD Map: 2036-376
MAPSCO: TAR-089C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC CARTHY ADDITION Block 1
Lot J2R

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: 1976

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$1,121,740

Protest Deadline Date: 5/24/2024

Site Number: 01839802

Site Name: MC CARTHY ADDITION-1-J2R

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,787

Percent Complete: 100%

Land Sqft^{*}: 28,000

Land Acres^{*}: 0.6427

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:

KUNKEL MARGARET ANNE

Primary Owner Address:

3401 BELLAIRE PARK CT
FORT WORTH, TX 76109-2638

Deed Date: 2/25/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213048929](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AUST LINDA J;AUST RANDALL B	10/4/1994	00117560001502	0011756	0001502
GRAVES CARROLL F 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	\$251,740	\$870,000	\$1,121,740	\$852,851
2024	\$251,740	\$870,000	\$1,121,740	\$775,319
2023	\$281,398	\$580,000	\$861,398	\$704,835
2022	\$205,005	\$579,880	\$784,885	\$640,759
2021	\$357,508	\$225,000	\$582,508	\$582,508
2020	\$304,956	\$225,000	\$529,956	\$529,956

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)
- DISABLED VET 50 to 69 PCT 11.22

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.