



Address: [2659 BELZISE TERR](#)
City: FORT WORTH
Georeference: 40830-8-10
Subdivision: SUNRISE PARK ADDITION
Neighborhood Code: 1H080G

Latitude: 32.713089672
Longitude: -97.3003565016
TAD Map: 2060-380
MAPSCO: TAR-077V



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SUNRISE PARK ADDITION
Block 8 Lot 10

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: 1951

Personal Property Account: N/A

Agent: JOHN M HIXSON (06392)

Notice Sent Date: 4/15/2025

Notice Value: \$189,060

Protest Deadline Date: 5/24/2024

Site Number: 03035433

Site Name: SUNRISE PARK ADDITION-8-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,125

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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:

HIXLO LTD

Primary Owner Address:

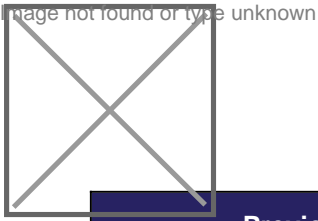
2620 W PIONEER PKWY
ARLINGTON, TX 76013

Deed Date: 8/12/2022

Deed Volume:

Deed Page:

Instrument: [D222203844](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS FELICIA ANN	7/26/2001	00156960000255	0015696	0000255
ANDREWS ALBERT J;ANDREWS JEAN	10/19/1984	00079900002238	0007990	0002238

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	\$151,440	\$37,620	\$189,060	\$140,376
2024	\$1,100	\$67,078	\$68,178	\$68,178
2023	\$46,190	\$18,810	\$65,000	\$65,000
2022	\$54,463	\$4,750	\$59,213	\$27,310
2021	\$21,659	\$4,750	\$26,409	\$24,827
2020	\$17,820	\$4,750	\$22,570	\$22,570

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.