



**Address:** [3821 BELLAIRE CIR](#)  
**City:** FORT WORTH  
**Georeference:** 46035-10-2  
**Subdivision:** WESTCLIFF ADDITION  
**Neighborhood Code:** 4T002F

**Latitude:** 32.6938842218  
**Longitude:** -97.3777678513  
**TAD Map:** 2036-372  
**MAPSCO:** TAR-089C



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WESTCLIFF ADDITION Block 10  
Lot 2

**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:** 1948

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$1,250,000

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03401499  
**Site Name:** WESTCLIFF ADDITION-10-2  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,191  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 33,108  
**Land Acres<sup>\*</sup>:** 0.7600  
**Pool:** Y

<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:**  
DAVID AND DAINTY KOSTOHRZYZ FAMILY TRUST  
**Primary Owner Address:**  
3821 BELLAIRE CIR  
FORT WORTH, TX 76109

**Deed Date:** 11/18/2024  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D224218588](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOSTOHRZYZ DAINTY;KOSTOHRZYZ DAVID W	12/31/1900	0000000000000000	0000000	0000000



## VALUES

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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	\$682,920	\$531,080	\$1,214,000	\$1,214,000
2024	\$718,920	\$531,080	\$1,250,000	\$1,114,078
2023	\$633,398	\$531,080	\$1,164,478	\$1,012,798
2022	\$389,673	\$531,052	\$920,725	\$920,725
2021	\$449,118	\$450,000	\$899,118	\$839,300
2020	\$343,000	\$420,000	\$763,000	\$763,000

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

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- HOMESTEAD GENERAL 11.13(b)

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.