



Address: [3504 BELLAIRE PARK CT](#)
City: FORT WORTH
Georeference: 27240C-1-10
Subdivision: MC CARTHY CONDOMINIUM
Neighborhood Code: 4T001Z

Latitude: 32.6991873555
Longitude: -97.3783023226
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: MC CARTHY CONDOMINIUM
Block 1 Lot 10 & .0714 OF COMMON AREA

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: 1991

Personal Property Account: N/A

Agent: QUATRO TAX LLC (11627)

Notice Sent Date: 4/15/2025

Notice Value: \$834,115

Protest Deadline Date: 5/24/2024

Site Number: 04685075

Site Name: MC CARTHY CONDOMINIUM-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,169

Percent Complete: 100%

Land Sqft^{*}: 6,468

Land Acres^{*}: 0.1484

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:

REDUS CATHLEEN

Primary Owner Address:

3504 BELLAIRE PARK CT
FORT WORTH, TX 76109

Deed Date: 1/30/2024

Deed Volume:

Deed Page:

Instrument: [D224019110](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
REDUS CATHLEEN;REDUS WILLIAM RYAN	10/30/2019	D219249614		
DIEB THOMAS M	2/2/1995	00118780000918	0011878	0000918
EDWARDS GEORGE T	10/29/1986	00087320000029	0008732	0000029
VEDDER ROBERT NELSON	12/31/1900	00080670001213	0008067	0001213

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	\$446,035	\$388,080	\$834,115	\$798,600
2024	\$446,035	\$388,080	\$834,115	\$726,000
2023	\$459,492	\$258,720	\$718,212	\$660,000
2022	\$341,280	\$258,720	\$600,000	\$600,000
2021	\$445,088	\$225,000	\$670,088	\$670,088
2020	\$445,088	\$225,000	\$670,088	\$670,088

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)

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.