



Address: [3412 BELLAIRE PARK CT](#)
City: FORT WORTH
Georeference: 27240C-1-13
Subdivision: MC CARTHY CONDOMINIUM
Neighborhood Code: 4T001Z

Latitude: 32.6998588911
Longitude: -97.3786096427
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 13 & .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: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$796,508

Protest Deadline Date: 5/24/2024

Site Number: 04685105

Site Name: MC CARTHY CONDOMINIUM-1-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,021

Percent Complete: 100%

Land Sqft^{*}: 8,755

Land Acres^{*}: 0.2009

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:

BLACK BILL R

BLACK JANA LYN

Primary Owner Address:

3412 BELLAIRE PARK CT
FORT WORTH, TX 76109-2637

Deed Date: 5/28/2004

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D204171307](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|-----------------|------------|-----------------|-------------|-----------|
| MYERS JOHN W | 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 | \$271,208 | \$525,300 | \$796,508 | \$703,941 |
| 2024 | \$271,208 | \$525,300 | \$796,508 | \$639,946 |
| 2023 | \$303,731 | \$350,200 | \$653,931 | \$581,769 |
| 2022 | \$219,566 | \$350,200 | \$569,766 | \$528,881 |
| 2021 | \$387,208 | \$225,000 | \$612,208 | \$480,801 |
| 2020 | \$305,327 | \$225,000 | \$530,327 | \$437,092 |

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.