



**Address:** [4312 BELLAIRE DR S # 140](#)  
**City:** FORT WORTH  
**Georeference:** 36702C---09  
**Subdivision:** ROYALE ORLEANS EAST CONDO  
**Neighborhood Code:** A4T010G

**Latitude:** 32.7040545522  
**Longitude:** -97.3860264921  
**TAD Map:** 2030-376  
**MAPSCO:** TAR-075Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** ROYALE ORLEANS EAST  
CONDO Block C Lot 140 .013444 % CE

**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:** 1965

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$255,691

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

**Site Number:** 05103851

**Site Name:** ROYALE ORLEANS EAST CONDO-C-140

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,510

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**Pool:** N

<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:**

ANDRUS RICHARD D  
ANDRUS VERNITA J

**Primary Owner Address:**

4312 BELLAIRE DR S # 140  
FORT WORTH, TX 76109

**Deed Date:** 5/5/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216095312](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SCHAEFER ALBERT GEORGE	5/9/2014	<a href="#">D214096116</a>	0000000	0000000
COCANOWER ANN M	8/28/1991	00103760000527	0010376	0000527
SCHOONOVER FRANK;SCHOONOVER MAURINE S	2/8/1983	00074420001864	0007442	0001864
ROYALE ORLEANS JOINT	12/31/1900	00000000000000	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 <sup>+</sup>
2025	\$205,691	\$50,000	\$255,691	\$237,970
2024	\$205,691	\$50,000	\$255,691	\$216,336
2023	\$217,014	\$20,000	\$237,014	\$196,669
2022	\$193,213	\$20,000	\$213,213	\$178,790
2021	\$174,995	\$20,000	\$194,995	\$162,536
2020	\$187,367	\$20,000	\$207,367	\$147,760

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.