



**Address:** [5012 TRINITY LANDING DR W](#)  
**City:** FORT WORTH  
**Georeference:** 2157-1-17  
**Subdivision:** BELLAIRE PARK NORTH  
**Neighborhood Code:** 4R020H

**Latitude:** 32.6736601464  
**Longitude:** -97.4334848422  
**TAD Map:** 2018-364  
**MAPSCO:** TAR-088N



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BELLAIRE PARK NORTH Block  
1 Lot 17 50% UNDIVIDED INTEREST

**Jurisdictions:**

CITY OF FORT WORTH (026)	<b>Site Number:</b> 05801192
TARRANT COUNTY (220)	<b>Site Name:</b> BELLAIRE PARK NORTH 1 17 50% UNDIVIDED INTEREST
TARRANT REGIONAL WATER DISTRICT (223)	<b>Site Class:</b> A1 - Residential - Single Family
TARRANT COUNTY HOSPITAL (224)	<b>Panels:</b> 2
TARRANT COUNTY COLLEGE (225)	<b>Approximate Size</b> <b>+++</b> : 3,112
FORT WORTH ISD (905)	<b>Percent Complete:</b> 100%
<b>State Code:</b> A	<b>Land Sqft</b> <b>*</b> : 12,989
<b>Year Built:</b> 1993	<b>Land Acres</b> <b>*</b> : 0.2981
<b>Personal Property Account:</b> N/A	<b>Pool:</b> N
<b>Agent:</b> OWNWELL INC (12140)	
<b>Notice Sent Date:</b> 4/15/2025	
<b>Notice Value:</b> \$278,420	
<b>Protest Deadline Date:</b> 5/24/2024	

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**  
ROMANS MARY HANNAMAN  
**Primary Owner Address:**  
5012 TRINITY LANDING DR W  
FORT WORTH, TX 76132

**Deed Date:** 1/1/2017  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216196242](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HANNAMAN ROBERT ANTHONY;ROMANS MARY HANNAMAN	5/12/2016	<a href="#">D216196242</a>		
ROMANS JERRY E;ROMANS MARY	9/4/2015	<a href="#">D215202124</a>		
ROMANS JERRY E	3/17/1994	00115010001246	0011501	0001246
TRINITY TRAIL INC	2/3/1986	00084450001108	0008445	0001108
CUTLER HAYDEN TR	1/1/1985	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	\$231,670	\$46,750	\$278,420	\$278,420
2024	\$220,250	\$46,750	\$267,000	\$267,000
2023	\$235,427	\$46,750	\$282,177	\$250,395
2022	\$194,431	\$38,250	\$232,681	\$227,632
2021	\$168,688	\$38,250	\$206,938	\$206,938
2020	\$168,688	\$38,250	\$206,938	\$206,938

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.