



Address: [5017 RIVER BLUFF DR](#)
City: FORT WORTH
Georeference: 2157-7-15
Subdivision: BELLAIRE PARK NORTH
Neighborhood Code: 4R020H

Latitude: 32.6743572125
Longitude: -97.4263753521
TAD Map: 2018-364
MAPSCO: TAR-088P



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
7 Lot 15

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

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$587,354

Protest Deadline Date: 5/24/2024

Site Number: 05801885
Site Name: BELLAIRE PARK NORTH-7-15
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,902
Percent Complete: 100%
Land Sqft^{*}: 9,109
Land Acres^{*}: 0.2091
Pool: Y

+++ Rounded.

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

OWNER INFORMATION

Current Owner:

WILLIAMS MICHAEL
ARTHUR ILLAYNA

Primary Owner Address:

5017 RIVER BLUFF DR
FORT WORTH, TX 76132

Deed Date: 4/14/2025

Deed Volume:

Deed Page:

Instrument: [D225065178](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LATTA RODERICK	2/2/2022	142-22-022258		
LATTA RAYLENE EST;LATTA RODERICK	6/22/2011	D211152912	0000000	0000000
MANDELL SUSAN COHEN	6/16/2008	D208244011	0000000	0000000
MANDELL HAROLD;MANDELL SUSAN C	8/15/1996	00124820000223	0012482	0000223
JOHNSON ARWIN R;JOHNSON MELANIE	10/28/1991	00104290001838	0010429	0001838
RODGERS CUSTOM HOMES INC	7/15/1991	00103210001464	0010321	0001464
TEXAS AMERICAN BANK NA	6/10/1988	00093190000463	0009319	0000463
CUTLER HAYDN 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 ⁺
2025	\$477,354	\$110,000	\$587,354	\$587,354
2024	\$477,354	\$110,000	\$587,354	\$565,255
2023	\$463,168	\$110,000	\$573,168	\$513,868
2022	\$377,153	\$90,000	\$467,153	\$467,153
2021	\$337,461	\$90,000	\$427,461	\$427,461
2020	\$339,885	\$90,000	\$429,885	\$429,885

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.