



**Address:** [1303 BELLEFONTE LN](#)  
**City:** COLLEYVILLE  
**Georeference:** 6090H-1-12  
**Subdivision:** CALDWELL'S CREEK ADDITION  
**Neighborhood Code:** 3C700C

**Latitude:** 32.9110036204  
**Longitude:** -97.1482908738  
**TAD Map:** 2108-452  
**MAPSCO:** TAR-026W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** CALDWELL'S CREEK  
ADDITION Block 1 Lot 12

**Jurisdictions:**  
CITY OF COLLEYVILLE (005)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
GRAPEVINE-COLLEYVILLE ISD (906)

**State Code:** A  
**Year Built:** 1999  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$1,275,193  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 06644597  
**Site Name:** CALDWELL'S CREEK ADDITION-1-12  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,881  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 23,327  
**Land Acres<sup>\*</sup>:** 0.5355  
**Pool:** Y

<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:**  
FEGAN DENNIS J  
**Primary Owner Address:**  
1303 BELLEFONTE LN  
COLLEYVILLE, TX 76034-6320

**Deed Date:** 1/27/2004  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D204036759](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CONNOR MAURICE F	8/10/2000	00144780000624	0014478	0000624
ROQUE CUSTOM HOMES INC	4/7/1999	00137730000444	0013773	0000444
CALDWELL'S CREEK LTD	1/1/1993	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	\$1,019,868	\$255,325	\$1,275,193	\$972,161
2024	\$1,019,868	\$255,325	\$1,275,193	\$883,783
2023	\$1,024,657	\$255,325	\$1,279,982	\$803,439
2022	\$702,213	\$255,325	\$957,538	\$730,399
2021	\$528,999	\$135,000	\$663,999	\$663,999
2020	\$529,000	\$135,000	\$664,000	\$664,000

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.