



Address: [9552 BELLA TERRA DR](#)
City: FORT WORTH
Georeference: 26499-2-16
Subdivision: MONTERRAT
Neighborhood Code: 4W004A

Latitude: 32.7082350113
Longitude: -97.4865886734
TAD Map: 2000-376
MAPSCO: TAR-072Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONTERRAT Block 2 Lot 16

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: 2006

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$5,233,036

Protest Deadline Date: 7/12/2024

Site Number: 40526712

Site Name: MONTERRAT-2-16

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 7,558

Percent Complete: 100%

Land Sqft^{*}: 348,916

Land Acres^{*}: 8.0100

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:

SIMPSON JANICE L

Primary Owner Address:

9552 BELLA TERRA DR
FORT WORTH, TX 76126

Deed Date: 8/1/2016

Deed Volume:

Deed Page:

Instrument: [D216180832](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIRATT DONALD L;SIRATT GLORIA	7/6/2004	D204215062	0000000	0000000
THMC PARTNERS LP	1/1/2004	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	\$3,782,036	\$1,451,000	\$5,233,036	\$4,365,643
2024	\$3,782,036	\$1,451,000	\$5,233,036	\$3,968,766
2023	\$3,432,656	\$1,451,000	\$4,883,656	\$3,607,969
2022	\$2,725,946	\$1,451,000	\$4,176,946	\$3,279,972
2021	\$2,231,793	\$750,000	\$2,981,793	\$2,981,793
2020	\$2,241,845	\$750,000	\$2,991,845	\$2,991,845

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.