

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 40623041

Address: 212 CASA BLANCA CIR

City: FORT WORTH

Georeference: 26495-3R-2

**Subdivision:** MONTICELLO PARK **Neighborhood Code:** A4C020A

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

# PROPERTY DATA

Legal Description: MONTICELLO PARK Block 3R

Lot 2

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: 2005

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025 Notice Value: \$614.966

Protest Deadline Date: 5/24/2024

Site Number: 40623041

Latitude: 32.7567313309

**TAD Map:** 2036-396 **MAPSCO:** TAR-062W

Longitude: -97.3672194298

**Site Name:** MONTICELLO PARK-3R-2 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,600
Percent Complete: 100%

Land Sqft\*: 1,423 Land Acres\*: 0.0326

Pool: N

+++ Rounded.

## OWNER INFORMATION

**Current Owner:** 

FONVIELLE JOHN H
FONVIELLE CHRISTY

Primary Owner Address:
212 CASA BLANCA CIR
FORT WORTH, TX 76107-1804

Deed Date: 3/9/2006

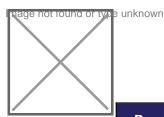
Deed Volume: 0000000

Deed Page: 0000000

Instrument: D206082612

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



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VILLAGE HOMES 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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$500,000	\$100,000	\$600,000	\$600,000
2024	\$514,966	\$100,000	\$614,966	\$579,164
2023	\$505,296	\$100,000	\$605,296	\$526,513
2022	\$378,648	\$100,000	\$478,648	\$478,648
2021	\$360,000	\$100,000	\$460,000	\$460,000
2020	\$376,150	\$100,000	\$476,150	\$476,150

Pending indicates that the property record has not yet been completed for the indicated tax year.

### **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.