



**Address:** [12609 VILLA MILANO DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 2120C-4-17  
**Subdivision:** BELLA FLORA  
**Neighborhood Code:** 4A200B

**Latitude:** 32.6344711856  
**Longitude:** -97.5371704774  
**TAD Map:** 1982-352  
**MAPSCO:** TAR-099K



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** BELLA FLORA Block 4 Lot 17

**Jurisdictions:**

- TARRANT COUNTY (220)
- EMERGENCY SVCS DIST #1 (222)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- ALEDO ISD (921)

**State Code:** A

**Year Built:** 2014

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 41489004  
**Site Name:** BELLA FLORA-4-17  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,068  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 61,918  
**Land Acres<sup>\*</sup>:** 1.4214  
**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:**

PEARSON DAWUD RAFIQ  
PEARSON PATTIE

**Primary Owner Address:**

12609 VILLA MILANO DR  
FORT WORTH, TX 76126

**Deed Date:** 4/22/2022  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D222108800](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WALKER REINA	6/16/2015	<a href="#">D215136030</a>		
JHH SIGNATURE SERIES LLC	4/24/2014	<a href="#">D214093340</a>	0000000	0000000
WESTMONT DEVELOPMENT LP	1/1/2009	00000000000000	0000000	0000000



## VALUES

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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	\$884,042	\$175,284	\$1,059,326	\$1,059,326
2024	\$893,656	\$175,284	\$1,068,940	\$1,068,940
2023	\$948,940	\$100,000	\$1,048,940	\$1,048,940
2022	\$785,903	\$100,000	\$885,903	\$679,800
2021	\$461,750	\$156,250	\$618,000	\$618,000
2020	\$461,750	\$156,250	\$618,000	\$618,000

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

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- 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.