



Address: [12750 BELLA VINO DR](#)
City: TARRANT COUNTY
Georeference: 2120C-4-23
Subdivision: BELLA FLORA
Neighborhood Code: 4A200C

Latitude: 32.6310719034
Longitude: -97.5373869685
TAD Map: 1988-348
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 23
SCHOOL BOUNDARY SPLIT

Jurisdictions:

TARRANT COUNTY (220)
EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FORT WORTH ISD (905)

State Code: A

Year Built: 2012

Personal Property Account: N/A

Agent: TEXAS TAX PROTEST (05909)

Notice Sent Date: 4/15/2025

Notice Value: \$972,860

Protest Deadline Date: 5/24/2024

Site Number: 41560426

Site Name: BELLA FLORA-4-23-91

Site Class: A1 - Residential - Single Family

Parcels: 2

Approximate Size⁺⁺⁺: 4,808

Percent Complete: 100%

Land Sqft^{*}: 85,377

Land Acres^{*}: 1.9600

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:

OSENI OLUSEGUN A
OSENI CATHERINE

Primary Owner Address:

12750 BELLA VINO DR
FORT WORTH, TX 76126

Deed Date: 9/27/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212241299](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAHAM HART LTD	1/4/2012	D212007394	0000000	0000000
WESTMONT DEVELOPMENT LP	1/1/2011	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	\$876,957	\$95,903	\$972,860	\$972,860
2024	\$876,957	\$116,256	\$993,213	\$962,049
2023	\$935,000	\$70,000	\$1,005,000	\$874,590
2022	\$806,029	\$70,000	\$876,029	\$795,082
2021	\$652,802	\$70,000	\$722,802	\$722,802
2020	\$580,748	\$77,000	\$657,748	\$657,748

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.