



Address: [12617 BELLA AMORE DR](#)
City: TARRANT COUNTY
Georeference: 2120C-10-7
Subdivision: BELLA FLORA
Neighborhood Code: 4A200C

Latitude: 32.6359346166
Longitude: -97.5347343116
TAD Map: 1988-352
MAPSCO: TAR-099L



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELLA FLORA Block 10 Lot 7

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: 2013

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$756,765

Protest Deadline Date: 5/24/2024

Site Number: 41667948

Site Name: BELLA FLORA-10-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,281

Percent Complete: 100%

Land Sqft^{*}: 44,867

Land Acres^{*}: 1.0300

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

MOODY ALAN D
MOODY KATHERINE R

Primary Owner Address:

12617 BELLA AMORE DR
FORT WORTH, TX 76126

Deed Date: 4/10/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214073053](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VHI CONSTRUCTION INC	10/15/2013	D213269618	0000000	0000000
WESTMONT DEVELOPMENT LP	8/12/2013	D213225158	0000000	0000000
ALEDO REAL EST LANDHOLDING LLC	1/1/2013	0000000000000000	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	\$604,965	\$151,800	\$756,765	\$695,448
2024	\$604,965	\$151,800	\$756,765	\$632,225
2023	\$675,524	\$100,000	\$775,524	\$574,750
2022	\$533,116	\$100,000	\$633,116	\$522,500
2021	\$365,000	\$110,000	\$475,000	\$475,000
2020	\$365,000	\$110,000	\$475,000	\$475,000

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.