



**Address:** [12409 BELLA VINEYARD DR](#)  
**City:** TARRANT COUNTY  
**Georeference:** 2120C-15-15  
**Subdivision:** BELLA FLORA  
**Neighborhood Code:** 4A200C

**Latitude:** 32.6404515259  
**Longitude:** -97.5337020748  
**TAD Map:**  
**MAPSCO:** TAR-099F



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BELLA FLORA Block 15 Lot 15  
PER PLAT D214065163

**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:** 2015

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$894,719

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

**Site Number:** 141716213

**Site Name:** BELLA FLORA Block 15 Lot 15

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,971

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 43,996

**Land Acres<sup>\*</sup>:** 1.0100

**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:**

CRAWFORD THOMAS SCOTT  
CRAWFORD SCARLET HEATHER

**Primary Owner Address:**

12409 BELLA VINEYARD  
FORT WORTH, TX 76126

**Deed Date:** 4/4/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216071613](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
J HOUSTON HOMES LLC	10/10/2014	<a href="#">D214226549</a>		
LAFRONTERA DEVELOPMENT LLC	4/25/2014	<a href="#">D214083530</a>	0000000	0000000
ALEDO REAL EST LANDHOLDING LLC	1/1/2014	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 <sup>+</sup>
2025	\$744,119	\$150,600	\$894,719	\$894,719
2024	\$744,119	\$150,600	\$894,719	\$842,446
2023	\$686,835	\$100,000	\$786,835	\$654,646
2022	\$537,333	\$100,000	\$637,333	\$595,133
2021	\$441,030	\$100,000	\$541,030	\$541,030
2020	\$392,652	\$110,000	\$502,652	\$502,652

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.