



Address: [12317 BELLA ALBA DR](#)
City: TARRANT COUNTY
Georeference: 2120C-15-17
Subdivision: BELLA FLORA
Neighborhood Code: 4A200C

Latitude: 32.6408339192
Longitude: -97.5327252448
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 17
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: KIRKWOOD & DARBY INC (00090)

Notice Sent Date: 4/15/2025

Notice Value: \$843,146

Protest Deadline Date: 5/24/2024

Site Number: 141716248

Site Name: BELLA FLORA Block 15 Lot 17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,335

Percent Complete: 100%

Land Sqft^{*}: 56,628

Land Acres^{*}: 1.3000

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:

BAUGHER BRIAN
BAUGHER BARBARA

Primary Owner Address:

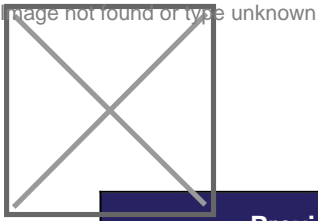
12317 BELLA ALBA DR
FORT WORTH, TX 76126

Deed Date: 5/16/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214102716](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
LAFRONTERA DEVELOPMENT LLC	4/25/2014	D214083530	0000000	0000000
ALEDO REAL EST LANDHOLDING LLC	1/1/2014	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	\$675,146	\$168,000	\$843,146	\$829,413
2024	\$675,146	\$168,000	\$843,146	\$754,012
2023	\$747,166	\$100,000	\$847,166	\$685,465
2022	\$583,182	\$100,000	\$683,182	\$623,150
2021	\$504,191	\$100,000	\$604,191	\$566,500
2020	\$405,000	\$110,000	\$515,000	\$515,000

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.