



Address: [4325 BELLECOUR TR](#)
City: FORT WORTH
Georeference: 26498U-6-42
Subdivision: MONTRACHET
Neighborhood Code: 4W004G

Latitude: 32.7102157406
Longitude: -97.4937823973
TAD Map: 2000-376
MAPSCO: TAR-072U



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MONTRACHET Block 6 Lot 42

Jurisdictions:

- CITY OF FORT WORTH (026)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- FORT WORTH ISD (905)

State Code: C1

Year Built: 0

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$297,325

Protest Deadline Date: 5/24/2024

Site Number: 800051852
Site Name: MONTRACHET 6 42
Site Class: C1 - Residential - Vacant Land
Parcels: 1
Approximate Size⁺⁺⁺: 0
Percent Complete: 0%
Land Sqft^{*}: 26,572
Land Acres^{*}: 0.6100
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:

CORNELIUS CAMERON

Primary Owner Address:

3313 RIVERMORECT
FORT WORTH, TX 76116

Deed Date: 12/19/2024

Deed Volume:

Deed Page:

Instrument: [D224227980](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GARDINER HEIDI REICHERT	9/3/2020	D220222943		



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	\$0	\$297,325	\$297,325	\$297,325
2024	\$0	\$297,325	\$297,325	\$297,325
2023	\$0	\$297,325	\$297,325	\$297,325
2022	\$0	\$297,325	\$297,325	\$297,325
2021	\$0	\$192,500	\$192,500	\$192,500
0	\$0	\$0	\$0	\$0

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

There are no exemptions for this property

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.