

Tarrant Appraisal District

Property Information | PDF

Account Number: 42929316

Address: 2344 BELLATRIX DR

City: TARRANT COUNTY
Georeference: 30296K-37-31
Subdivision: NORTHSTAR

Neighborhood Code: 2Z300B

Latitude: 32.9904898597 Longitude: -97.4119041711 TAD Map: 2024-480

MAPSCO: TAR-004H



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

PROPERTY DATA

Legal Description: NORTHSTAR Block 37 Lot 31

Jurisdictions:

TARRANT COUNTY (220)

EMERGENCY SVCS DIST #1 (222)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
FAR NORTH FORT WORTH MUD #1 (321)

NORTHWEST ISD (911)

State Code: A Year Built: 2023

Personal Property Account: N/A Agent: OWNWELL INC (12140) Protest Deadline Date: 5/24/2024 Site Number: 800078221

Site Name: NORTHSTAR Block 37 Lot 31 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 3,104
Percent Complete: 100%

Land Sqft*: 6,926 Land Acres*: 0.1590

Pool: N

+++ Rounded.

OWNER INFORMATION

Current Owner:
MANZI JOHN CLAUDE
Primary Owner Address:
2344 BELLATRIX DR
HASLET, TX 76052

Deed Date: 9/28/2023 **Deed Volume:**

Deed Page:

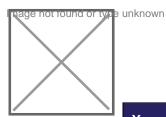
Instrument: <u>D223177946</u>

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. <u>Tarrant County Tax Office Account Information</u>.

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



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$362,557	\$85,000	\$447,557	\$447,557
2024	\$362,557	\$85,000	\$447,557	\$447,557
2023	\$0	\$52,500	\$52,500	\$52,500
0	\$0	\$0	\$0	\$0

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

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⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.