

# Tarrant Appraisal District Property Information | PDF Account Number: 00140120

## Address: 3113 MANCHESTER CT

City: BEDFORD Georeference: 1987-2-15 Subdivision: BEDFORD PARK ESTATES Neighborhood Code: 3X030D Latitude: 32.8619683463 Longitude: -97.1168597109 TAD Map: 2114-432 MAPSCO: TAR-040Z





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

## PROPERTY DATA

### Legal Description: BEDFORD PARK ESTATES Block 2 Lot 15

### Jurisdictions:

CITY OF BEDFORD (002) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) HURST-EULESS-BEDFORD ISD (916)

State Code: A

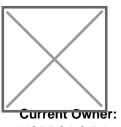
### Year Built: 1979

Personal Property Account: N/A Agent: CHANDLER CROUCH (11730) Protest Deadline Date: 5/15/2025 Site Number: 00140120 Site Name: BEDFORD PARK ESTATES-2-15 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,380 Percent Complete: 100% Land Sqft\*: 16,034 Land Acres\*: 0.3680 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**



HOBBS LOIDA

Primary Owner Address: 3113 MANCHESTER CT BEDFORD, TX 76021 Deed Date: 4/20/2018 Deed Volume: Deed Page: Instrument: D218086419

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HILTON SUZANNE MARIE	9/21/2010	000000000000000000000000000000000000000	000000	0000000
MARK SUZANNE MARIE HILTON	9/9/2010	D210234787	000000	0000000
MARK JONATHON;MARK SUZANNE H	1/21/1997	00126510000988	0012651	0000988
RUDOLPH CHARLES M;RUDOLPH RITA M	7/20/1989	00096560002329	0009656	0002329
JOHNSON TERRELL R TST	10/20/1988	00094440000580	0009444	0000580
VERNER ROBERT W;VERNER WF JENNY L	7/7/1987	00090040001652	0009004	0001652
ELLIOTT WILLIAM T	12/31/1900	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$242,841	\$85,000	\$327,841	\$327,841
2023	\$291,946	\$60,000	\$351,946	\$351,946
2022	\$275,000	\$60,000	\$335,000	\$335,000
2021	\$207,458	\$60,000	\$267,458	\$267,458
2020	\$209,201	\$60,000	\$269,201	\$269,201

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**



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### 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.