

# Tarrant Appraisal District Property Information | PDF Account Number: 00670146

## Address: <u>3600 TEAL LN</u>

City: BEDFORD Georeference: 8887-2-1 Subdivision: CROSS TIMBERS ADDITION Neighborhood Code: 3X030G Latitude: 32.8643248371 Longitude: -97.1234908247 TAD Map: 2114-432 MAPSCO: TAR-040Z





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

## PROPERTY DATA

### Legal Description: CROSS TIMBERS ADDITION Block 2 Lot 1

#### 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: 1982

Personal Property Account: N/A

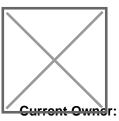
Agent: CHANDLER CROUCH (11730)

+++ Rounded.

Site Number: 00670146 Site Name: CROSS TIMBERS ADDITION-2-1 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 2,017 Percent Complete: 100% Land Sqft\*: 8,950 Land Acres\*: 0.2054 Pool: N

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

## **OWNER INFORMATION**



DROZARIO ANDREW BENEDICT MINOR BRANDA LYNN

Primary Owner Address: 3600 TEAL LN BEDFORD, TX 76021 Deed Date: 2/3/2023 Deed Volume: Deed Page: Instrument: D223018362

| Previous Owners              | Date       | Instrument                              | Deed Volume | Deed Page |
|------------------------------|------------|---|-------------|-----------|
| KNIGHT MARY ELLEN EST        | 5/28/2020  | D220122340                              |             |           |
| KNIGHT MARY ELLEN            | 9/22/2008  | D208366456                              | 000000      | 0000000   |
| SZWECH J W;SZWECH M E KNIGHT | 12/31/1900 | 00074250000894                          | 0007425     | 0000894   |
| REGIS J BRIFFIN CO           | 12/30/1900 | 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. Tarrant County Tax Office Account Information.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0                | \$0         | \$0          | \$0              |
| 2024 | \$275,000          | \$70,000    | \$345,000    | \$345,000        |
| 2023 | \$300,000          | \$45,000    | \$345,000    | \$345,000        |
| 2022 | \$264,967          | \$45,000    | \$309,967    | \$302,500        |
| 2021 | \$247,415          | \$45,000    | \$292,415    | \$275,000        |
| 2020 | \$205,000          | \$45,000    | \$250,000    | \$250,000        |

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.