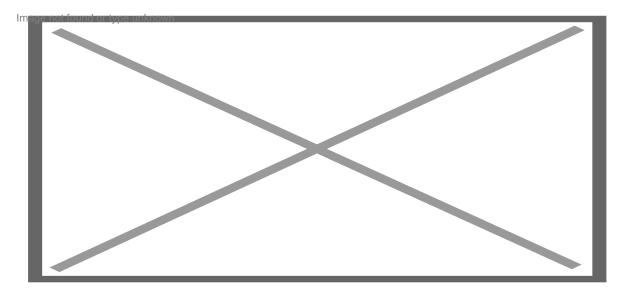


# Tarrant Appraisal District Property Information | PDF Account Number: 01606018

### Address: 1212 SHADY LN

City: BEDFORD Georeference: 24160-6-3 Subdivision: LOMA VERDA ADDITION Neighborhood Code: 3X020Z Latitude: 32.8442738186 Longitude: -97.1500540504 TAD Map: 2102-428 MAPSCO: TAR-054E





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

### PROPERTY DATA

**Legal Description:** LOMA VERDA ADDITION Block 6 Lot 3

#### 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: 1978

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

+++ Rounded.

Site Number: 01606018 Site Name: LOMA VERDA ADDITION-6-3 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 1,589 Percent Complete: 100% Land Sqft\*: 7,822 Land Acres\*: 0.1795 Pool: N

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

## **OWNER INFORMATION**



MANNINO MICHAEL DAVID

**Primary Owner Address:** 1212 SHADY LN BEDFORD, TX 76021

Deed Date: 8/3/2018 **Deed Volume: Deed Page:** Instrument: D218177103

Previous Owners	Date	Instrument	Deed Volume	Deed Page
VAN BIBBER DONALD RAY	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. Tarrant County Tax Office Account Information.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$185,207	\$40,000	\$225,207	\$225,207
2023	\$211,326	\$40,000	\$251,326	\$251,326
2022	\$201,974	\$40,000	\$241,974	\$241,974
2021	\$180,000	\$40,000	\$220,000	\$220,000
2020	\$180,000	\$40,000	\$220,000	\$220,000

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.