



**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.

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

**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

## OWNER INFORMATION



**Current Owner:**

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	00000000000000	0000000	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 <sup>+</sup>
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.