

Property Information | PDF

Account Number: 02861488



Address: 804 E BEDDELL ST

City: FORT WORTH
Georeference: 39645-12-2

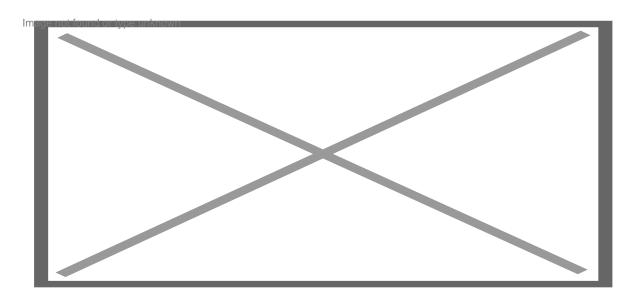
**Subdivision: SOUTHLAND TERRACE ADDITION** 

Neighborhood Code: 1H080L

Latitude: 32.6806067859 Longitude: -97.3196240287 TAD Map: 2054-368

MAPSCO: TAR-091K





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

## PROPERTY DATA

Legal Description: SOUTHLAND TERRACE

ADDITION Block 12 Lot 2

Jurisdictions:

CITY OF FORT WORTH (026) TARRANT COUNTY (220)

TARRANT REGIONAL WATER DISTRICT (223)

TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)

FORT WORTH ISD (905)

State Code: A Year Built: 1951

Personal Property Account: N/A

Agent: None

**Protest Deadline Date: 5/15/2025** 

**Site Number:** 02861488

Site Name: SOUTHLAND TERRACE ADDITION-12-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,174
Percent Complete: 100%

Land Sqft\*: 7,810 Land Acres\*: 0.1792

Pool: N

+++ Rounded

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



## **OWNER INFORMATION**

Current Owner:
BO'LAR WANDA RENEE
Primary Owner Address:
804 E BEDDELL ST

FORT WORTH, TX 76115-2702

Deed Date: 11/29/1995 Deed Volume: 0012185 Deed Page: 0001398

Instrument: 00121850001398

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LOVE CHARLES L	5/15/1995	00119670002332	0011967	0002332
SMITH VICKIE BEDELL	6/6/1989	00000000000000	0000000	0000000
RUTHERFORD VICKIE	5/6/1985	00000000000000	0000000	0000000
RUTHERFORD ERVIN W	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*
2025	\$0	\$0	\$0	\$0
2024	\$167,331	\$23,430	\$190,761	\$123,320
2023	\$163,969	\$23,430	\$187,399	\$112,109
2022	\$118,304	\$13,000	\$131,304	\$101,917
2021	\$91,964	\$13,000	\$104,964	\$92,652
2020	\$84,767	\$13,000	\$97,767	\$84,229

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