

Account Number: 05578213

LOCATION

Address: 3012 MATTERHORN DR

City: BEDFORD

Georeference: 10503C-1-25

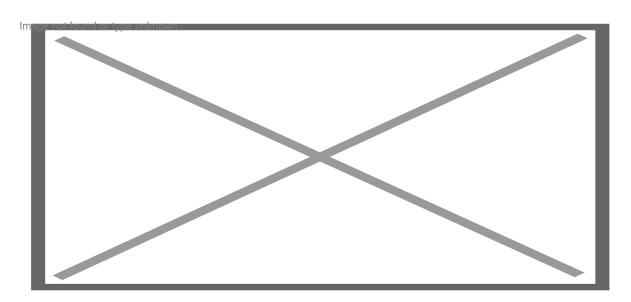
**Subdivision: EAGLES LANDING ADDITION** 

Neighborhood Code: 3X020R

**Latitude:** 32.8550707619 **Longitude:** -97.1488851587

**TAD Map:** 2102-432 **MAPSCO:** TAR-054A





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

## PROPERTY DATA

**Legal Description:** EAGLES LANDING ADDITION Block 1 Lot 25 & PART OF COMMON AREA

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: 1986

Personal Property Account: N/A

Agent: None

+++ Rounded.

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

Site Number: 05578213

Site Name: EAGLES LANDING ADDITION-1-25
Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,721
Percent Complete: 100%

Land Sqft\*: 4,315 Land Acres\*: 0.0990

Pool: N

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

## **OWNER INFORMATION**

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MANDY INAS F SEEF EHAB

**Primary Owner Address:** 3012 MATTERHORN DR BEDFORD, TX 76021

**Deed Date: 1/29/2015** 

Deed Volume: Deed Page:

Instrument: D215022313

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RAIDER PROPERTY INVESTMENTS LLC	10/7/2014	D214227231		
D'ANGELI MICHAEL STEPHEN	2/15/2000	00142200000539	0014220	0000539
PETROVIC MARK	6/6/1986	00085700001667	0008570	0001667
MFR PARTNERSHIP	1/1/1984	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	\$281,111	\$70,000	\$351,111	\$315,984
2023	\$275,518	\$45,000	\$320,518	\$287,258
2022	\$245,175	\$45,000	\$290,175	\$261,144
2021	\$206,304	\$45,000	\$251,304	\$237,404
2020	\$170,822	\$45,000	\$215,822	\$215,822

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.