



**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

**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<sup>+++</sup>:** 1,721

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,315

**Land Acres<sup>\*</sup>:** 0.0990

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION



**Current Owner:**

MANDY INAS F  
SEEF EHAB

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

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215022313](#)

**Primary Owner Address:**

3012 MATTERHORN DR  
BEDFORD, TX 76021

| Previous Owners                 | Date      | Instrument                 | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------------------|-------------|-----------|
| RAIDER PROPERTY INVESTMENTS LLC | 10/7/2014 | <a href="#">D214227231</a> |             |           |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 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.

+ 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.