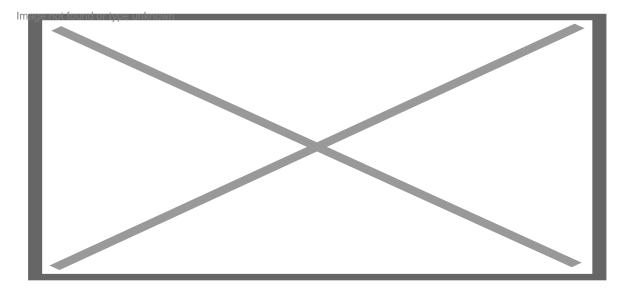


Tarrant Appraisal District Property Information | PDF Account Number: 06995217

Address: <u>3133 MCLAIN RD</u> City: BEDFORD

Georeference: A1077-6B04 Subdivision: MCLAIN, L L SURVEY Neighborhood Code: 3X020A Latitude: 32.8565873595 Longitude: -97.147883197 TAD Map: 2108-432 MAPSCO: TAR-040W





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

PROPERTY DATA

Legal Description: MCLAIN, L L SURVEY Abstract 1077 Tract 6B04

Jurisdictions:

CITY OF BEDFORD (002) TARRANT COUNTY (220) TARRANT COUNTY HOSPITAL (224) TARRANT COUNTY COLLEGE (225) HURST-EULESS-BEDFORD ISD (916)

State Code: C1

Year Built: 0

Personal Property Account: N/A Agent: None Site Number: 06995217 Site Name: MCLAIN, L L SURVEY-6B04 Site Class: C1 - Residential - Vacant Land Parcels: 1 Approximate Size⁺⁺⁺: 0 Percent Complete: 0% Land Sqft^{*}: 2,265 Land Acres^{*}: 0.0520 Pool: N

+++ Rounded.

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

OWNER INFORMATION



FAHIM MUHAMMAD

Primary Owner Address: 6924 SEA HARBOR DR **GRAND PRAIRIE, TX 75054** Deed Date: 11/9/2017 **Deed Volume: Deed Page:** Instrument: D217273212

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|-----------|----------------|-------------|-----------|
| DOWNS DOROTHY; DOWNS THOMAS RAY | 8/20/1976 | 00060770000315 | 0006077 | 0000315 |

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 | \$0 | \$15,600 | \$15,600 | \$15,600 |
| 2023 | \$0 | \$15,600 | \$15,600 | \$15,600 |
| 2022 | \$0 | \$5,200 | \$5,200 | \$5,200 |
| 2021 | \$0 | \$5,200 | \$5,200 | \$5,200 |
| 2020 | \$0 | \$5,200 | \$5,200 | \$5,200 |

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

There are no exemptions for this property

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.