



**Address:** [1717 WINCHESTER WAY](#)  
**City:** BEDFORD  
**Georeference:** 2080-17-4  
**Subdivision:** BELL MANOR  
**Neighborhood Code:** 3B030D

**Latitude:** 32.8286251248  
**Longitude:** -97.1399623555  
**TAD Map:** 2108-420  
**MAPSCO:** TAR-054P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BELL MANOR Block 17 Lot 4

**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:** 1970

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$214,872

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00162027

**Site Name:** BELL MANOR-17-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,254

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,366

**Land Acres<sup>\*</sup>:** 0.2150

**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:**

FLOYD MATTHEW W  
FLOYD MIRANDA C

**Primary Owner Address:**

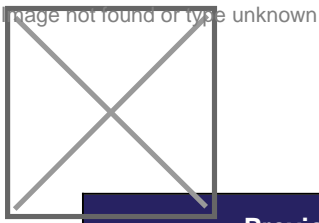
1717 WINCHESTER WAY  
BEDFORD, TX 76022

**Deed Date:** 12/16/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216295709](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE CAPPa FAMILY PROPERTY TRUST	5/2/2016	<a href="#">D216094923</a>		
CAPPa CARMEN	9/13/2009	<a href="#">D216073619</a>		
CAPPa CARMEN	12/31/1900	0000000000000000	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	\$139,000	\$65,000	\$204,000	\$204,000
2024	\$149,872	\$65,000	\$214,872	\$212,960
2023	\$151,408	\$45,000	\$196,408	\$193,600
2022	\$131,000	\$45,000	\$176,000	\$176,000
2021	\$120,620	\$45,000	\$165,620	\$165,620
2020	\$145,420	\$45,000	\$190,420	\$190,420

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.