



Address: [717 RANKIN DR](#)
City: BEDFORD
Georeference: 3790-9-16
Subdivision: BROOK HOLLOW-BEDFORD
Neighborhood Code: 3B030H

Latitude: 32.8256122955
Longitude: -97.1516275232
TAD Map: 2102-420
MAPSCO: TAR-053R



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROOK HOLLOW-BEDFORD
Block 9 Lot 16

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: 1975

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 8/16/2024

Site Number: 00307122

Site Name: BROOK HOLLOW-BEDFORD-9-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,896

Percent Complete: 100%

Land Sqft^{*}: 10,345

Land Acres^{*}: 0.2374

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

WOYDZIAK CHRISTINA

Primary Owner Address:

717 RANKIN DR
BEDFORD, TX 76022

Deed Date: 7/8/2019

Deed Volume:

Deed Page:

Instrument: [D219150854](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GUILLAMUE SCOTT;GUILLAUME AMY R	8/9/2016	D216186544		
FLEMING AMY REBEKAH	5/28/2014	D214110384	0000000	0000000
CHAMBERS GLEN E	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 ⁺
2025	\$240,599	\$75,000	\$315,599	\$315,599
2024	\$240,599	\$75,000	\$315,599	\$315,599
2023	\$267,698	\$55,000	\$322,698	\$314,234
2022	\$230,667	\$55,000	\$285,667	\$285,667
2021	\$194,051	\$55,000	\$249,051	\$249,051
2020	\$182,374	\$55,000	\$237,374	\$237,374

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.