



Address: [612 RANKIN DR](#)
City: BEDFORD
Georeference: 3790-10-12-10
Subdivision: BROOK HOLLOW-BEDFORD
Neighborhood Code: 3B030H

Latitude: 32.8251064338
Longitude: -97.1534251808
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 10 Lot 12 & 9' TR1 SEC13

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: 1962

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00307351

Site Name: BROOK HOLLOW-BEDFORD-10-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 4,073

Percent Complete: 100%

Land Sqft^{*}: 13,050

Land Acres^{*}: 0.2995

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:

DAUGHERTY MATTHEW

DAUGHERTY ALYSSA

Primary Owner Address:

612 RANKIN DR

BEDFORD, TX 76022

Deed Date: 6/7/2021

Deed Volume:

Deed Page:

Instrument: [D221158256](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
JONES BEVERLY A;JONES TEDDIE G	8/25/2005	D205257695	0000000	0000000
BEAVERS JAY V	12/31/1900	000000000000000	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	\$398,424	\$75,000	\$473,424	\$473,424
2024	\$398,424	\$75,000	\$473,424	\$473,424
2023	\$396,231	\$55,000	\$451,231	\$451,231
2022	\$366,000	\$55,000	\$421,000	\$421,000
2021	\$293,147	\$55,000	\$348,147	\$324,300
2020	\$239,818	\$55,000	\$294,818	\$294,818

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.