



Address: [704 RANKIN DR](#)
City: BEDFORD
Georeference: 3790-10-16A
Subdivision: BROOK HOLLOW-BEDFORD
Neighborhood Code: 3B030H

Latitude: 32.8250994953
Longitude: -97.1523437834
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 16A

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: 1971
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 00307408
Site Name: BROOK HOLLOW-BEDFORD-10-16A
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,484
Percent Complete: 100%
Land Sqft^{*}: 20,517
Land Acres^{*}: 0.4710
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:
WINBURN RICHARD
WINBURN DONNA K
Primary Owner Address:
704 RANKIN DR
BEDFORD, TX 76022-7435

Deed Date: 11/6/2009
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D209294377](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WINBURN RICHARD G	11/27/2000	00146290000408	0014629	0000408
FOLSE BYRON T	12/31/1900	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 ⁺
2025	\$201,070	\$75,000	\$276,070	\$276,070
2024	\$201,070	\$75,000	\$276,070	\$276,070
2023	\$210,000	\$55,000	\$265,000	\$265,000
2022	\$196,155	\$55,000	\$251,155	\$243,499
2021	\$166,363	\$55,000	\$221,363	\$221,363
2020	\$198,743	\$55,000	\$253,743	\$253,743

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.