



Address: [716 RANKIN DR](#)
City: BEDFORD
Georeference: 3790-10-19R
Subdivision: BROOK HOLLOW-BEDFORD
Neighborhood Code: 3B030H

Latitude: 32.8250802439
Longitude: -97.1516582063
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 19R

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: CHANDLER CROUCH (11730)
Protest Deadline Date: 5/24/2024

Site Number: 00307424
Site Name: BROOK HOLLOW-BEDFORD-10-19R
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,142
Percent Complete: 100%
Land Sqft^{*}: 14,751
Land Acres^{*}: 0.3386
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:
LOTT JEFFREY
LOTT ARIANNE
Primary Owner Address:
716 RANKIN DR
BEDFORD, TX 76022

Deed Date: 10/17/2022
Deed Volume:
Deed Page:
Instrument: [D222250359](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
N3 INVESTMENTS COMPANY	5/5/2022	D222122150		
WESTOPLEX RENEWAL CO LLC	5/5/2022	D222120611		
PETTY JAMES M JR	5/31/2005	D205156591	0000000	0000000
REESE JOHN WILLIAM	4/4/1995	00119280000299	0011928	0000299
ERICKSON JAMES D	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	\$148,077	\$75,000	\$223,077	\$223,077
2024	\$284,801	\$75,000	\$359,801	\$359,801
2023	\$345,000	\$55,000	\$400,000	\$400,000
2022	\$185,882	\$55,000	\$240,882	\$235,093
2021	\$158,721	\$55,000	\$213,721	\$213,721
2020	\$192,028	\$55,000	\$247,028	\$247,028

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.