



Address: [1016 EDGECLIFF DR](#)
City: BEDFORD
Georeference: 3800-3R-7
Subdivision: BROOK HOLLOW EAST ADDITION
Neighborhood Code: 3B030B

Latitude: 32.828814818
Longitude: -97.1486671866
TAD Map: 2108-420
MAPSCO: TAR-054N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROOK HOLLOW EAST
ADDITION Block 3R Lot 7

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: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 00308978

Site Name: BROOK HOLLOW EAST ADDITION-3R-7

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,497

Percent Complete: 100%

Land Sqft^{*}: 17,736

Land Acres^{*}: 0.4071

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

FRIAS MANUEL

Primary Owner Address:

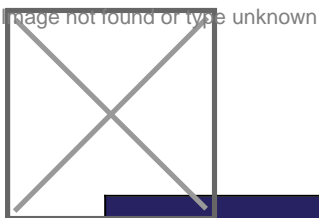
1016 EDGECLIFF DR
BEDFORD, TX 76022-7418

Deed Date: 1/21/2014

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D214013681](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FANNIE MAE	9/3/2013	D213248285	0000000	0000000
WILSON JOHN E	7/2/2010	D210181292	0000000	0000000
WILSON JOHNNY E;WILSON SYLVIA	6/21/1985	00082200002148	0008220	0002148
WIED STANLEY E	5/19/1985	000000000000000	0000000	0000000
WIED STANLEY E	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	\$193,597	\$90,000	\$283,597	\$283,597
2024	\$244,155	\$90,000	\$334,155	\$334,155
2023	\$335,607	\$65,000	\$400,607	\$380,584
2022	\$291,424	\$65,000	\$356,424	\$345,985
2021	\$249,532	\$65,000	\$314,532	\$314,532
2020	\$299,274	\$65,000	\$364,274	\$364,274

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.