



**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<sup>+++</sup>:** 3,497

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,736

**Land Acres<sup>\*</sup>:** 0.4071

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> 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	<a href="#">D213248285</a>	0000000	0000000
WILSON JOHN E	7/2/2010	<a href="#">D210181292</a>	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 <sup>+</sup>
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.