

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 00425540

Address: 3016 MEANDERING WAY

City: BEDFORD

Georeference: 6310-6-5

**Subdivision: CANTERBURY ADDITION** 

Neighborhood Code: 3X0301

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

## PROPERTY DATA

Legal Description: CANTERBURY ADDITION Block

6 Lot 5

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: 1977

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 5/24/2024

**Site Number:** 00425540

Latitude: 32.8542308439

**TAD Map:** 2114-432 **MAPSCO:** TAR-054D

Longitude: -97.1180913487

**Site Name:** CANTERBURY ADDITION-6-5 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,550
Percent Complete: 100%

Land Sqft\*: 7,599 Land Acres\*: 0.1744

Pool: N

+++ Rounded.

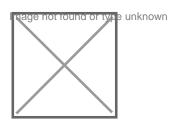
## **OWNER INFORMATION**

Current Owner:Deed Date: 7/26/2005BERDUGO REGINA IDeed Volume: 0000000Primary Owner Address:Deed Page: 00000003016 MEANDERING WAYInstrument: D205218483

| Previous Owners | Date       | Instrument     | Deed Volume | Deed Page |
|-----------------|------------|----------------|-------------|-----------|
| LAGAT DAVID K   | 5/7/2004   | D204159600     | 0000000     | 0000000   |
| TANNER GARY     | 4/29/2004  | D204159599     | 0000000     | 0000000   |
| TANNER LOUISE   | 12/31/1900 | 00000000000000 | 0000000     | 0000000   |

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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 | \$237,267          | \$75,000    | \$312,267    | \$312,267        |
| 2024 | \$237,267          | \$75,000    | \$312,267    | \$311,720        |
| 2023 | \$261,622          | \$45,000    | \$306,622    | \$283,382        |
| 2022 | \$213,826          | \$45,000    | \$258,826    | \$257,620        |
| 2021 | \$198,836          | \$45,000    | \$243,836    | \$234,200        |
| 2020 | \$173,762          | \$45,000    | \$218,762    | \$212,909        |

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.