



**Address:** [812 SHADY CREEK LN](#)  
**City:** BEDFORD  
**Georeference:** 37948-A-22R  
**Subdivision:** SHADY BROOK TOWNHOUSE ADDITION  
**Neighborhood Code:** A3G010H

**Latitude:** 32.8529536624  
**Longitude:** -97.1555973073  
**TAD Map:** 2102-428  
**MAPSCO:** TAR-053D



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** SHADY BROOK TOWNHOUSE  
ADDITION Block A Lot 22R

**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:** 1978  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$273,750  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00602965  
**Site Name:** SHADY BROOK TOWNHOUSE ADDITION-A-22R  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,470  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 3,737  
**Land Acres<sup>\*</sup>:** 0.0857  
**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:**  
PERRELLO MARK BYRON  
**Primary Owner Address:**  
812 SHADY CREEK LN  
BEDFORD, TX 76021-4241

**Deed Date:** 6/18/2004  
**Deed Volume:** 00000000  
**Deed Page:** 00000000  
**Instrument:** [D204191270](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARRIET J PERRELLO LIV TRUST	5/21/2004	<a href="#">D204160938</a>	0000000	0000000
LANGILL H CHRIS	9/5/1996	00125010000209	0012501	0000209
PRICE DAVID H;PRICE J KNOX	5/9/1994	00115880001380	0011588	0001380
NELLE WILLIAM H	6/21/1990	00099630000736	0009963	0000736
PAYNE FRED A J	4/12/1989	00095640001083	0009564	0001083
FERNANDEZ-MONTES MANUEL M	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 <sup>+</sup>
2025	\$173,000	\$65,000	\$238,000	\$238,000
2024	\$208,750	\$65,000	\$273,750	\$250,179
2023	\$211,165	\$40,000	\$251,165	\$227,435
2022	\$202,118	\$25,000	\$227,118	\$206,759
2021	\$168,531	\$25,000	\$193,531	\$187,963
2020	\$169,960	\$25,000	\$194,960	\$170,875

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)
- HOMESTEAD DISABLED PERSON 11.13 (c )

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.