



**Address:** [825 N BAILEY AVE](#)  
**City:** FORT WORTH  
**Georeference:** 8810-24-27  
**Subdivision:** CRESTWOOD ADDITION  
**Neighborhood Code:** 4C100B

**Latitude:** 32.7724793184  
**Longitude:** -97.3762411419  
**TAD Map:** 2036-400  
**MAPSCO:** TAR-061R



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CRESTWOOD ADDITION Block  
24 Lot 27

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 2013

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$774,524

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00666297

**Site Name:** CRESTWOOD ADDITION-24-27

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,592

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,381

**Land Acres<sup>\*</sup>:** 0.1694

**Pool:** N

<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:**

BENDIAN NICK  
BENDIAN BLAIRE

**Primary Owner Address:**

825 N BAILEY AVE  
FORT WORTH, TX 76107

**Deed Date:** 6/7/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219123465](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KARNES DAVID C;KARNES MARIA	8/30/2013	<a href="#">D213231773</a>	0000000	0000000
CLARITY HOMES	3/7/2012	<a href="#">D212061400</a>	0000000	0000000
HEBERT LAUREL	12/26/2003	<a href="#">D204002087</a>	0000000	0000000
SAMUELSON ROBERT	5/1/2001	00148770000143	0014877	0000143
REED TERRY JOE	8/1/1986	00086350000266	0008635	0000266
WEAVER RICHARD B	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	\$595,714	\$178,810	\$774,524	\$748,190
2024	\$595,714	\$178,810	\$774,524	\$680,173
2023	\$555,061	\$178,810	\$733,871	\$618,339
2022	\$383,284	\$178,842	\$562,126	\$562,126
2021	\$341,248	\$178,842	\$520,090	\$520,090
2020	\$356,858	\$200,000	\$556,858	\$556,858

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.