



Address: [1108 MONTERREY ST](#)
City: BEDFORD
Georeference: 14380-B-3
Subdivision: FOREST RIDGE 2 ADDITION
Neighborhood Code: 3B030C

Latitude: 32.82732142
Longitude: -97.1409527755
TAD Map: 2108-420
MAPSCO: TAR-054P



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST RIDGE 2 ADDITION
Block B Lot 3

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: 1976
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$331,992
Protest Deadline Date: 5/24/2024

Site Number: 00966487
Site Name: FOREST RIDGE 2 ADDITION-B-3
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,650
Percent Complete: 100%
Land Sqft^{*}: 10,407
Land Acres^{*}: 0.2389
Pool: N

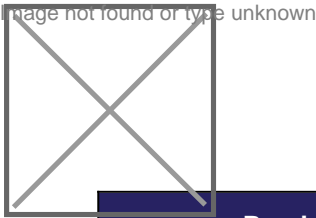
+++ Rounded.

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

OWNER INFORMATION

Current Owner:
THE GEORGE AND CHERYL DAKIN FAMILY TRUST
Primary Owner Address:
1108 MONTERREY ST
BEDFORD, TX 76022

Deed Date: 8/2/2024
Deed Volume:
Deed Page:
Instrument: [D224144928](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAKIN CHERYL M;DAKIN GEORGE W	11/23/1993	00113910001912	0011391	0001912
LANNING JOAN KAY	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	\$266,992	\$65,000	\$331,992	\$331,992
2024	\$266,992	\$65,000	\$331,992	\$321,153
2023	\$269,355	\$45,000	\$314,355	\$291,957
2022	\$229,370	\$45,000	\$274,370	\$265,415
2021	\$200,361	\$45,000	\$245,361	\$241,286
2020	\$179,157	\$45,000	\$224,157	\$219,351

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.