



**Address:** [612 APRIL SOUND](#)  
**City:** BEDFORD  
**Georeference:** 25265-1-8  
**Subdivision:** MAYFAIR HILLS ADDITION  
**Neighborhood Code:** 3X020Y

**Latitude:** 32.8434398511  
**Longitude:** -97.1583815825  
**TAD Map:** 2102-428  
**MAPSCO:** TAR-053H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** MAYFAIR HILLS ADDITION  
Block 1 Lot 8

**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:** 1984  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 01666177  
**Site Name:** MAYFAIR HILLS ADDITION-1-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,929  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,928  
**Land Acres<sup>\*</sup>:** 0.3197  
**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:**  
KEMPF PATRICK P  
KEMPF MEREDITH  
**Primary Owner Address:**  
1604 OVERLOOK TERR  
KELLER, TX 76262

**Deed Date:** 4/23/1984  
**Deed Volume:** 0007805  
**Deed Page:** 0001022  
**Instrument:** 00078050001022

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEMPH MEREDITH;KEMPH PATRICK P	4/18/1984	00078050001022	0007805	0001022
MARSHALL SMITH CUSTOM BLDRS	12/31/1900	0000000000000000	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	\$302,568	\$90,000	\$392,568	\$392,568
2024	\$302,568	\$90,000	\$392,568	\$392,568
2023	\$349,710	\$65,000	\$414,710	\$414,710
2022	\$305,410	\$65,000	\$370,410	\$370,410
2021	\$251,325	\$65,000	\$316,325	\$316,325
2020	\$223,892	\$65,000	\$288,892	\$288,892

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

There are no exemptions for this property

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.