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**Address:** [816 SADDLEBROOK S](#)  
**City:** BEDFORD  
**Georeference:** 25265-2-5  
**Subdivision:** MAYFAIR HILLS ADDITION  
**Neighborhood Code:** 3X020Y

**Latitude:** 32.843170961  
**Longitude:** -97.1550281721  
**TAD Map:** 2102-428  
**MAPSCO:** TAR-053H



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

## PROPERTY DATA

**Legal Description:** MAYFAIR HILLS ADDITION  
Block 2 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:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01666339

**Site Name:** MAYFAIR HILLS ADDITION-2-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,051

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,045

**Land Acres<sup>\*</sup>:** 0.2076

**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:**

WATKINS JOHN WARREN

**Primary Owner Address:**

816 SADDLEBROOK DR S  
BEDFORD, TX 76021

**Deed Date:** 9/15/2014

**Deed Volume:**

**Deed Page:**

**Instrument:** [D214211117](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WATKINS RAYMOND EST	2/20/2008	00000000000000	0000000	0000000
WATKINS MARJORIE;WATKINS RAYMOND	12/31/1900	00070820000295	0007082	0000295



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	\$269,503	\$90,000	\$359,503	\$359,503
2024	\$269,503	\$90,000	\$359,503	\$359,503
2023	\$316,479	\$65,000	\$381,479	\$371,160
2022	\$282,408	\$65,000	\$347,408	\$337,418
2021	\$241,744	\$65,000	\$306,744	\$306,744
2020	\$224,471	\$65,000	\$289,471	\$289,088

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.