



**Address:** [816 SHADY LN](#)  
**City:** BEDFORD  
**Georeference:** 25265-4-20  
**Subdivision:** MAYFAIR HILLS ADDITION  
**Neighborhood Code:** 3X020Y

**Latitude:** 32.8439613203  
**Longitude:** -97.1550441587  
**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 4 Lot 20

**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:** 1981

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 01666657

**Site Name:** MAYFAIR HILLS ADDITION-4-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,326

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,105

**Land Acres<sup>\*</sup>:** 0.2090

**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:**

CHUANG CHIH HSIUNG

CHEN CHEN YUN

**Primary Owner Address:**

816 SHADY LN  
BEDFORD, TX 76021

**Deed Date:** 4/2/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218069464](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YOUNG ANNIE CLAUDETTE	2/29/2008	000000000000000	0000000	0000000
YOUNG ANNIE C;YOUNG JAMES M	12/15/2003	<a href="#">D203462812</a>	0000000	0000000
NEELY JAY R;NEELY MERRY L	9/9/1997	00129060000442	0012906	0000442
HARDEMAN BRENDA C;HARDEMAN DAVID W	4/10/1995	00119400001394	0011940	0001394
COURTNEY RONALD J	10/1/1982	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 <sup>+</sup>
2025	\$207,480	\$90,000	\$297,480	\$297,480
2024	\$240,533	\$90,000	\$330,533	\$330,533
2023	\$334,094	\$65,000	\$399,094	\$366,158
2022	\$298,031	\$65,000	\$363,031	\$332,871
2021	\$247,941	\$65,000	\$312,941	\$302,610
2020	\$210,100	\$65,000	\$275,100	\$275,100

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.