



Address: [1108 SPRINGDALE RD](#)
City: BEDFORD
Georeference: 37945-20-1
Subdivision: SHADY BROOK ADDITION
Neighborhood Code: 3X020C

Latitude: 32.8522907385
Longitude: -97.1512687852
TAD Map: 2102-428
MAPSCO: TAR-053D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADY BROOK ADDITION
Block 20 Lot 1

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: 1967

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Notice Sent Date: 4/15/2025

Notice Value: \$260,000

Protest Deadline Date: 5/24/2024

Site Number: 02712253

Site Name: SHADY BROOK ADDITION-20-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,189

Percent Complete: 100%

Land Sqft^{*}: 11,710

Land Acres^{*}: 0.2688

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:

VIRANI SOHAIL
VIRANI SALIMAH

Primary Owner Address:

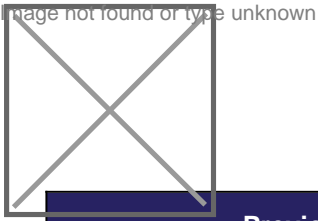
206 GOLDENRAIN TREE DR
EULESS, TX 76039-4134

Deed Date: 6/6/2024

Deed Volume:

Deed Page:

Instrument: [D224099318](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
VIRANI SOHAIL	4/4/2024	D224058063		
VIRANI ESTATES LLC	3/23/2023	D223055848		
CASCADE FUNDING MORTGAGE TRUST HB8	2/7/2023	D223019891		
LUTZ DENCIE MAE	7/10/2013	00000000000000	0000000	0000000
LUTZ CLIFFORD L EST	2/19/1989	00095180000214	0009518	0000214
LUTZ CLIFFORD;LUTZ DENCIE P	2/18/1989	00095180000215	0009518	0000215
LUTZ DENCIE	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 ⁺
2025	\$152,674	\$65,000	\$217,674	\$217,674
2024	\$195,000	\$65,000	\$260,000	\$260,000
2023	\$234,257	\$40,000	\$274,257	\$246,838
2022	\$184,398	\$40,000	\$224,398	\$224,398
2021	\$178,714	\$40,000	\$218,714	\$218,714
2020	\$193,903	\$40,000	\$233,903	\$233,903

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.