



**Address:** [2808 SPRINGHAVEN CT](#)  
**City:** BEDFORD  
**Georeference:** 37945-21-15  
**Subdivision:** SHADY BROOK ADDITION  
**Neighborhood Code:** A3G010H

**Latitude:** 32.8532335323  
**Longitude:** -97.1524863274  
**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 21 Lot 15

**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:** 1982

**Personal Property Account:** N/A

**Agent:** OWNWELL INC (12140)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$328,000

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

**Site Number:** 02712644

**Site Name:** SHADY BROOK ADDITION-21-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,546

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,950

**Land Acres<sup>\*</sup>:** 0.1595

**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:**

BESHAY MENA EMILE WILLIAM

**Primary Owner Address:**

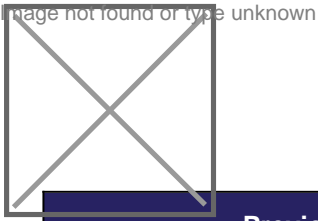
4439 SAMARTH ST  
IRVING, TX 75061

**Deed Date:** 3/13/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225043354](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
FITZPATRICK HIROKO LIU	1/13/1994	00114140000801	0011414	0000801
FITZPATRICK FRANK J;FITZPATRICK HIROKO	4/28/1992	00106190001783	0010619	0001783
COMLEY & C & D HARRIS;COMLEY S	12/10/1984	00080280001193	0008028	0001193
BROWN DAVID ETAL JR	2/1/1983	00074370001052	0007437	0001052
BRITTANY HOMES INC	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 <sup>+</sup>
2025	\$213,177	\$65,000	\$278,177	\$278,177
2024	\$263,000	\$65,000	\$328,000	\$328,000
2023	\$271,000	\$40,000	\$311,000	\$311,000
2022	\$251,000	\$17,000	\$268,000	\$268,000
2021	\$183,000	\$17,000	\$200,000	\$200,000
2020	\$183,000	\$17,000	\$200,000	\$200,000

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.