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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 02861380**

**Address:** [1003 E BEDDELL ST](#)  
**City:** FORT WORTH  
**Georeference:** 39645-11-11  
**Subdivision:** SOUTHLAND TERRACE ADDITION  
**Neighborhood Code:** 1H080L

**Latitude:** 32.6820446555  
**Longitude:** -97.3172743485  
**TAD Map:** 2054-368  
**MAPSCO:** TAR-091K



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

## PROPERTY DATA

**Legal Description:** SOUTHLAND TERRACE  
ADDITION Block 11 Lot 11

**Jurisdictions:**

CITY OF FORT WORTH (026)  
TARRANT COUNTY (220)  
TARRANT REGIONAL WATER DISTRICT (223)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
FORT WORTH ISD (905)

**State Code:** A

**Year Built:** 1953

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$155,000

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

**Site Number:** 02861380

**Site Name:** SOUTHLAND TERRACE ADDITION-11-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,468

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**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:**

KHANAL YADAB N

**Primary Owner Address:**

5112 BREEZEWIND LN  
FORT WORTH, TX 76123-6012

**Deed Date:** 4/9/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224072765](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CARRINGTON MORTGAGE SERVICES LLC	11/13/2023	<a href="#">D223205971</a>		
GARCIA JANETTE;TATUM DEMANO	11/3/2021	<a href="#">D221323343</a>		
JJR REMODELING INC	3/4/2021	<a href="#">D221059587</a>		
1ST CHOICE HOUSE BUYERS INC	1/25/2021	<a href="#">D221055383</a>		
REDFIELD ELIZABETH ANN;REDFIELD JOHN EDWARD;REDFIELD WILLIAM SCOTT	3/27/2014	<a href="#">D221055382</a>		
REDFIELD MARY A EST	12/31/1900	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	\$132,500	\$22,500	\$155,000	\$155,000
2024	\$132,500	\$22,500	\$155,000	\$155,000
2023	\$228,179	\$22,500	\$250,679	\$250,679
2022	\$161,866	\$13,000	\$174,866	\$174,866
2021	\$93,882	\$13,000	\$106,882	\$106,882
2020	\$86,535	\$13,000	\$99,535	\$99,535

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.