



Address: [1012 E BEDDELL ST](#)
City: FORT WORTH
Georeference: 39645-13-15
Subdivision: SOUTHLAND TERRACE ADDITION
Neighborhood Code: 1H080L

Latitude: 32.6818400388
Longitude: -97.3166739172
TAD Map: 2054-368
MAPSCO: TAR-091K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTHLAND TERRACE
ADDITION Block 13 Lot 15

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: 1951

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$155,160

Protest Deadline Date: 5/24/2024

Site Number: 02861720

Site Name: SOUTHLAND TERRACE ADDITION-13-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 847

Percent Complete: 100%

Land Sqft^{*}: 6,579

Land Acres^{*}: 0.1510

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:

DURAN LUIS E

DURAN ELVIA

Primary Owner Address:

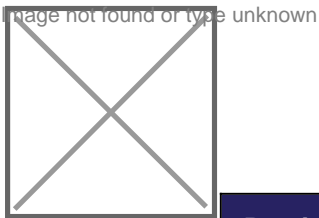
1012 E BEDDELL ST
FORT WORTH, TX 76115-2706

Deed Date: 6/15/2001

Deed Volume: 0014955

Deed Page: 0000331

Instrument: 00149550000331



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HICKMAN BOBBIE	1/3/1992	00104920001622	0010492	0001622
MOORE LYNDA	1/26/1987	00088410001426	0008841	0001426
SMITH LILY O	5/28/1985	00081930001580	0008193	0001580
MOORE LYNDA	3/26/1985	00081330000616	0008133	0000616
BLOOD RUBY L	3/25/1985	00081330000608	0008133	0000608
BLOOD ALEX R	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	\$135,423	\$19,737	\$155,160	\$95,167
2024	\$135,423	\$19,737	\$155,160	\$86,515
2023	\$132,711	\$19,737	\$152,448	\$78,650
2022	\$95,847	\$13,000	\$108,847	\$71,500
2021	\$52,000	\$13,000	\$65,000	\$65,000
2020	\$52,000	\$13,000	\$65,000	\$65,000

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

- 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.