



Address: [549 W BEDDELL ST](#)
City: FORT WORTH
Georeference: 39570-21-12A
Subdivision: SOUTH SIDE ADDITION-FT WORTH
Neighborhood Code: 4T930K

Latitude: 32.6821414531
Longitude: -97.3309564082
TAD Map: 2048-368
MAPSCO: TAR-091J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SOUTH SIDE ADDITION-FT
WORTH Block 21 Lot 12A & 13

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: 1928

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$74,396

Protest Deadline Date: 5/24/2024

Site Number: 02896176

Site Name: SOUTH SIDE ADDITION-FT WORTH-21-12A-20

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,414

Percent Complete: 100%

Land Sqft^{*}: 6,250

Land Acres^{*}: 0.1434

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:

SANCHEZ ARTURO
SANCHEZ MARTHA

Primary Owner Address:

549 W BEDDELL ST
FORT WORTH, TX 76115-2503

Deed Date: 2/10/2012

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D212041238](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WASHINGTON FUNDING CORPORATION	12/8/2011	D211300204	0000000	0000000
NTEX REALTY LP	6/7/2011	D211150333	0000000	0000000
BADILLO AURELI;BADILLO EUSTAQUIO	10/31/2003	D203422223	0000000	0000000
SURETY BANK NA	8/5/2003	D203361834	0000000	0000000
HGU UNVESTMENTS INC	3/5/2002	00155210000349	0015521	0000349
EMERALD DOLPHIN ENT INC	3/4/2002	00155210000348	0015521	0000348
OLMAN RONALD E	1/1/2000	00141620000574	0014162	0000574
OLMAN RONALD E;OLMAN W GRAHAM	8/28/1992	00107650001129	0010765	0001129
RICHESON LILLIE M	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	\$36,896	\$37,500	\$74,396	\$54,140
2024	\$36,896	\$37,500	\$74,396	\$49,218
2023	\$36,896	\$37,500	\$74,396	\$44,744
2022	\$31,183	\$30,000	\$61,183	\$40,676
2021	\$19,162	\$30,000	\$49,162	\$36,978
2020	\$23,328	\$13,500	\$36,828	\$33,616

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.