



Address: [713 SPRING FOREST DR](#)
City: BEDFORD
Georeference: 39905-1-10
Subdivision: SPRING BROOK ESTATES ADDITION
Neighborhood Code: 3X020V

Latitude: 32.8551175808
Longitude: -97.157529416
TAD Map: 2102-432
MAPSCO: TAR-053D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SPRING BROOK ESTATES
ADDITION Block 1 Lot 10

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: 1977

Personal Property Account: N/A

Agent: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 02914905

Site Name: SPRING BROOK ESTATES ADDITION-1-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,783

Percent Complete: 100%

Land Sqft^{*}: 7,717

Land Acres^{*}: 0.1771

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:

TRAN TRAN REVOCABLE LIVING TRUST

Primary Owner Address:

713 SPRING FOREST DR
BEDFORD, TX 76021

Deed Date: 7/19/2023

Deed Volume:

Deed Page:

Instrument: [D223129205](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN TRAN VUONG BAO	11/10/2021	D221331944		
SMITH NICHOLE IRENE	10/25/2021	D221331943		
GAILBREATH NICHOLE;GAILBREATH WARREN S JR	10/15/1999	00140640000023	0014064	0000023
MORRILL ANN 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 ⁺
2025	\$246,424	\$75,000	\$321,424	\$321,424
2024	\$246,424	\$75,000	\$321,424	\$321,424
2023	\$263,284	\$60,000	\$323,284	\$294,615
2022	\$207,832	\$60,000	\$267,832	\$267,832
2021	\$150,601	\$60,000	\$210,601	\$210,601
2020	\$171,731	\$60,000	\$231,731	\$201,475

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.