



Address: [3012 SHADY BROOK DR](#)
City: BEDFORD
Georeference: 39905-6-4
Subdivision: SPRING BROOK ESTATES ADDITION
Neighborhood Code: 3X020V

Latitude: 32.8548591021
Longitude: -97.1527389996
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 6 Lot 4

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: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$311,226

Protest Deadline Date: 5/24/2024

Site Number: 02915448

Site Name: SPRING BROOK ESTATES ADDITION-6-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,204

Percent Complete: 100%

Land Sqft^{*}: 9,467

Land Acres^{*}: 0.2173

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:

THE SANDRICK FAMILY TRUST

Primary Owner Address:

3012 SHADY BROOK DR
BEDFORD, TX 76021

Deed Date: 1/26/2022

Deed Volume:

Deed Page:

Instrument: [D222037856](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDRICK TONI C	11/7/1992	000000000000000	0000000	0000000
BRANDENBURGH TONI CHRISTINA	9/19/1988	00093860001730	0009386	0001730
CALVERT C JACK;CALVERT TONI C	8/25/1987	00090510002321	0009051	0002321
WILLIAMS CECIL T;WILLIAMS JILL W	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	\$236,226	\$75,000	\$311,226	\$311,226
2024	\$236,226	\$75,000	\$311,226	\$302,199
2023	\$281,333	\$60,000	\$341,333	\$274,726
2022	\$190,970	\$60,000	\$250,970	\$249,751
2021	\$167,046	\$60,000	\$227,046	\$227,046
2020	\$190,598	\$60,000	\$250,598	\$227,404

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.