



Address: [805 SPRING LAKE DR](#)
City: BEDFORD
Georeference: 40000-5-12
Subdivision: SPRING VALLEY EST ADDN (BEDFRD)
Neighborhood Code: 3X020J

Latitude: 32.8565279105
Longitude: -97.1553973812
TAD Map: 2102-432
MAPSCO: TAR-039Z



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

PROPERTY DATA

Legal Description: SPRING VALLEY EST ADDN
(BEDFRD Block 5 Lot 12)

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: 1974

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 02944774

Site Name: SPRING VALLEY EST ADDN (BEDFRD-5-12)

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,739

Percent Complete: 100%

Land Sqft^{*}: 7,502

Land Acres^{*}: 0.1722

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:

RINGHAUSER JOHN M

MEDINA BEATRIZ R

Primary Owner Address:

805 SPRING LAKE DR

BEDFORD, TX 76021

Deed Date: 8/29/2018

Deed Volume:

Deed Page:

Instrument: [D218195233](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BAILEY BRENDA;BAILEY PHILIP	1/24/2013	D213020691	0000000	0000000
DUTTN PROPERTIES LLC	9/7/2010	D210228348	0000000	0000000
GIRNAS KELLY;GIRNAS STANLEY	6/25/2006	D207052435	0000000	0000000
KOCHER WILLIAM PARKER	9/27/2005	D205299762	0000000	0000000
CENTEX HOME EQUITY COMPANY LLC	1/4/2005	D205014603	0000000	0000000
SARGENT GREGORY RONALD	12/14/1997	00134490000431	0013449	0000431
SARGENT GREGORY;SARGENT MELANI	7/1/1994	00116440000857	0011644	0000857
CARMICHAEL BETTY	1/25/1991	00101880001108	0010188	0001108
CONGER KEVIN R	12/7/1984	00080270000871	0008027	0000871
JERRY K COMEAUX	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	\$223,156	\$75,000	\$298,156	\$298,156
2024	\$223,156	\$75,000	\$298,156	\$298,156
2023	\$292,243	\$40,000	\$332,243	\$319,730
2022	\$254,530	\$40,000	\$294,530	\$290,664
2021	\$224,240	\$40,000	\$264,240	\$264,240
2020	\$201,881	\$40,000	\$241,881	\$241,881

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)

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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.