



**Address:** [41 COFFEE TAVERN RD](#)  
**City:** BEDFORD  
**Georeference:** 40470-11-6  
**Subdivision:** STONEGATE ADDITION-BEDFORD  
**Neighborhood Code:** 3B030J

**Latitude:** 32.8346047623  
**Longitude:** -97.1569047116  
**TAD Map:** 2102-424  
**MAPSCO:** TAR-053M



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** STONEGATE ADDITION-BEDFORD Block 11 Lot 6

**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:** 1961  
**Personal Property Account:** N/A  
**Agent:** OWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$335,090  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02960915  
**Site Name:** STONEGATE ADDITION-BEDFORD-11-6  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,998  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 6,546  
**Land Acres<sup>\*</sup>:** 0.1502  
**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:**  
CRATHIN TIFANIE  
**Primary Owner Address:**  
41 COFFEE TAVERN RD  
BEDFORD, TX 76022-6526

**Deed Date:** 6/11/2009  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D209162986](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WEBB WYATT W	12/31/1900	0000000000000000	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 <sup>+</sup>
2025	\$270,090	\$65,000	\$335,090	\$288,682
2024	\$270,090	\$65,000	\$335,090	\$262,438
2023	\$278,196	\$45,000	\$323,196	\$238,580
2022	\$233,061	\$45,000	\$278,061	\$216,891
2021	\$197,024	\$45,000	\$242,024	\$197,174
2020	\$154,135	\$45,000	\$199,135	\$179,249

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.