



**Address:** [1025 CLEAR VIEW DR](#)  
**City:** BEDFORD  
**Georeference:** 42255-A-14  
**Subdivision:** TIMBERVIEW EST ADDN (BEDFORD)  
**Neighborhood Code:** 3X020N

**Latitude:** 32.8577711164  
**Longitude:** -97.1507177251  
**TAD Map:** 2102-432  
**MAPSCO:** TAR-040W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMBERVIEW EST ADDN  
(BEDFORD) Block A Lot 14

**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:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 03153630

**Site Name:** TIMBERVIEW EST ADDN (BEDFORD)-A-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,143

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,327

**Land Acres<sup>\*</sup>:** 0.2370

**Pool:** Y

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

EL AWAR FOUAD

HATOUM SAMIA

**Primary Owner Address:**

1025 CLEAR VIEW DR

BEDFORD, TX 76021

**Deed Date:** 12/4/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223214492](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SANDERS FAMILY TRUST	7/27/2021	<a href="#">D221216440</a>		
SANDERS LYNDA	8/12/2003	<a href="#">D203306083</a>	0017085	0000133
VALLE SERGIO	12/3/1999	00141330000123	0014133	0000123
BEXTINE MILES K	1/27/1984	00077370000754	0007737	0000754
AMERICAN INTL BUSINESS INC	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 <sup>+</sup>
2025	\$254,900	\$100,000	\$354,900	\$354,900
2024	\$254,900	\$100,000	\$354,900	\$354,900
2023	\$427,012	\$75,000	\$502,012	\$428,622
2022	\$351,348	\$75,000	\$426,348	\$389,656
2021	\$279,233	\$75,000	\$354,233	\$354,233
2020	\$267,772	\$75,000	\$342,772	\$342,772

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

There are no exemptions for this property

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.