



**Address:** [1001 CLEAR VIEW DR](#)  
**City:** BEDFORD  
**Georeference:** 42255-A-20  
**Subdivision:** TIMBERVIEW EST ADDN (BEDFORD)  
**Neighborhood Code:** 3X020N

**Latitude:** 32.8583775114  
**Longitude:** -97.1518596122  
**TAD Map:** 2102-432  
**MAPSCO:** TAR-039Z



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 20

**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:** CHANDLER CROUCH (11730)

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

**Site Number:** 03153703

**Site Name:** TIMBERVIEW EST ADDN (BEDFORD)-A-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,306

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,581

**Land Acres<sup>\*</sup>:** 0.3117

**Pool:** N

<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:**

WELLS CHRISTOPHER

WELLS LINDSEY

**Primary Owner Address:**

1001 CLEARVIEW DR  
BEDFORD, TX 76021

**Deed Date:** 7/21/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221210166](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLLINS BRENT ANDREW;COLLINS ERIN	7/19/2019	<a href="#">D219158608</a>		
SALINAS SANTOS	10/26/2009	<a href="#">D209317663</a>	0000000	0000000
FEDERAL HOME LOAN MORTGAGE COR	8/4/2009	<a href="#">D209213819</a>	0000000	0000000
COPPEDGE ANTHONY;COPPEDGE RACHEL	7/31/2001	00150530000133	0015053	0000133
SHARPE JERRY ROB	4/28/1994	00119550000146	0011955	0000146
SHARPE JERRY R;SHARPE LYNDIE	7/29/1985	00082620000950	0008262	0000950
AMERICAN INTL BUSINESS INC	7/1/1985	00000000000000	0000000	0000000
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	\$322,553	\$100,000	\$422,553	\$422,553
2024	\$322,553	\$100,000	\$422,553	\$422,553
2023	\$406,456	\$75,000	\$481,456	\$455,423
2022	\$339,021	\$75,000	\$414,021	\$414,021
2021	\$228,704	\$75,000	\$303,704	\$303,704
2020	\$230,564	\$75,000	\$305,564	\$305,564

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.