



**Address:** [3416 VINE RDG](#)  
**City:** BEDFORD  
**Georeference:** 30680-1-22  
**Subdivision:** OAK RIDGE ESTATES (BEDFORD)  
**Neighborhood Code:** 3X030S

**Latitude:** 32.8556993352  
**Longitude:** -97.1095583493  
**TAD Map:** 2114-432  
**MAPSCO:** TAR-055A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK RIDGE ESTATES  
(BEDFORD) Block 1 Lot 22

**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:** 1982

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$369,223

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

**Site Number:** 04651782

**Site Name:** OAK RIDGE ESTATES (BEDFORD)-1-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,776

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,086

**Land Acres<sup>\*</sup>:** 0.1856

**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:**

ENGELMANN MARC G  
ENGELMANN MISTY

**Primary Owner Address:**

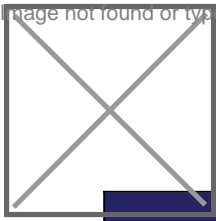
3416 VINE RDG  
BEDFORD, TX 76021-3928

**Deed Date:** 8/29/2013

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D213236703](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TATUM DARLENE A	7/25/2005	<a href="#">D205223209</a>	0000000	0000000
SAMMONS LUIS D;SAMMONS MARY	7/9/1991	00103160000815	0010316	0000815
EH ANDREW CHEN & LIH-RON CHU	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 <sup>+</sup>
2025	\$299,223	\$70,000	\$369,223	\$369,223
2024	\$299,223	\$70,000	\$369,223	\$346,165
2023	\$320,239	\$55,000	\$375,239	\$314,695
2022	\$234,488	\$55,000	\$289,488	\$286,086
2021	\$205,078	\$55,000	\$260,078	\$260,078
2020	\$205,078	\$55,000	\$260,078	\$260,078

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.