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**Address:** [2416 SPRING VALLEY DR](#)  
**City:** BEDFORD  
**Georeference:** 25265-5-16  
**Subdivision:** MAYFAIR HILLS ADDITION  
**Neighborhood Code:** 3X020Y

**Latitude:** 32.8473184607  
**Longitude:** -97.1540150068  
**TAD Map:** 2102-428  
**MAPSCO:** TAR-053D



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

## PROPERTY DATA

**Legal Description:** MAYFAIR HILLS ADDITION  
Block 5 Lot 16

**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:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 04798570

**Site Name:** MAYFAIR HILLS ADDITION-5-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,763

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,991

**Land Acres<sup>\*</sup>:** 0.2752

**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:**

HAMLIN ROY  
HAMLIN FRANCES

**Primary Owner Address:**

2416 SPRING VALLEY DR  
BEDFORD, TX 76021-4352

**Deed Date:** 8/7/2001

**Deed Volume:** 0015079

**Deed Page:** 0000172

**Instrument:** 00150790000172

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STROUD JAN J;STROUD JIMMY G	7/25/1984	00079000000758	0007900	0000758
MAYFAIR HILLS 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	\$255,308	\$76,500	\$331,808	\$331,808
2024	\$255,308	\$76,500	\$331,808	\$331,808
2023	\$299,302	\$55,250	\$354,552	\$344,126
2022	\$267,307	\$55,250	\$322,557	\$312,842
2021	\$229,152	\$55,250	\$284,402	\$284,402
2020	\$212,930	\$55,250	\$268,180	\$266,540

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.