



**Address:** [2604 SHADY TURF CT](#)  
**City:** BEDFORD  
**Georeference:** 30874H-7-3A  
**Subdivision:** OAKMONT ADDITION, THE  
**Neighborhood Code:** A3M020G

**Latitude:** 32.8289214636  
**Longitude:** -97.1264205083  
**TAD Map:** 2114-420  
**MAPSCO:** TAR-054Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKMONT ADDITION, THE  
Block 7 Lot 3A

**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:** 1986

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$244,580

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

**Site Number:** 05216214

**Site Name:** OAKMONT ADDITION, THE-7-3A

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,038

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 3,851

**Land Acres<sup>\*</sup>:** 0.0884

**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:**

TOVAR APRIL

**Primary Owner Address:**

2604 SHADY TURF CT  
BEDFORD, TX 76022-6953

**Deed Date:** 7/14/2011

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D211174652](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SIROIS LISA ANNE	1/24/2002	00154300000152	0015430	0000152
CURLIN JEANNE A;CURLIN STEVEN B	6/28/1999	00139160000100	0013916	0000100
MOSIMAN GINA L	9/30/1986	00086990001164	0008699	0001164
GENERAL HOMES CORP	8/13/1986	00086520001030	0008652	0001030
ALBRITTON DEVELOPMENT CO	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	\$219,580	\$25,000	\$244,580	\$225,915
2024	\$219,580	\$25,000	\$244,580	\$205,377
2023	\$206,805	\$25,000	\$231,805	\$186,706
2022	\$187,923	\$25,000	\$212,923	\$169,733
2021	\$162,056	\$25,000	\$187,056	\$154,303
2020	\$133,516	\$25,000	\$158,516	\$140,275

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.