



**Address:** [3412 CHANNING LN](#)  
**City:** BEDFORD  
**Georeference:** 45715-A-8  
**Subdivision:** WENDOVER ADDITION  
**Neighborhood Code:** 3X020W

**Latitude:** 32.8610944287  
**Longitude:** -97.1450622945  
**TAD Map:** 2108-432  
**MAPSCO:** TAR-040W



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WENDOVER ADDITION Block A  
Lot 8

**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:** 1985  
**Personal Property Account:** N/A  
**Agent:** None  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 05487269  
**Site Name:** WENDOVER ADDITION-A-8  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 3,391  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 12,238  
**Land Acres<sup>\*</sup>:** 0.2809  
**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:**  
KELLEY MICHAEL O  
KELLEY PEGGY D  
**Primary Owner Address:**  
3412 CHANNING LN  
BEDFORD, TX 76021-6510

**Deed Date:** 6/11/1999  
**Deed Volume:** 0013867  
**Deed Page:** 0000375  
**Instrument:** 00138670000375

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATIN MARTHA M;PATIN THOMAS C	10/29/1998	00134940000291	0013494	0000291
LIBBY BRUCE C;LIBBY RUTH ANN	4/15/1993	00110450000250	0011045	0000250
FERNEY DAVID;FERNEY TERI	6/13/1986	00085800000531	0008580	0000531
KENNETH PRESSLEY INC	5/1/1985	00081670001628	0008167	0001628
WENDOVER DEV CORP	1/1/1984	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	\$508,571	\$130,000	\$638,571	\$638,571
2024	\$508,571	\$130,000	\$638,571	\$638,122
2023	\$598,942	\$80,000	\$678,942	\$580,111
2022	\$484,985	\$80,000	\$564,985	\$527,374
2021	\$413,808	\$80,000	\$493,808	\$479,431
2020	\$355,846	\$80,000	\$435,846	\$435,846

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.