



**Address:** [3308 CHANNING LN](#)  
**City:** BEDFORD  
**Georeference:** 45715-A-16  
**Subdivision:** WENDOVER ADDITION  
**Neighborhood Code:** 3X020W

**Latitude:** 32.8601278093  
**Longitude:** -97.1436578387  
**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 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:** 1985

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$816,141

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

**Site Number:** 05487358

**Site Name:** WENDOVER ADDITION-A-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,558

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 14,047

**Land Acres<sup>\*</sup>:** 0.3224

**Pool:** Y

<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:**

SHIRLEY SAMUEL D  
SHIRLEY JENNIFER SPENCER

**Primary Owner Address:**

3308 CHANNING LN  
BEDFORD, TX 76021

**Deed Date:** 3/25/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216061565](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PUMMILL CHARLES L;PUMMILL RHONDA	7/8/1986	00086040001774	0008604	0001774
JOHN CRAIG CUSTOM BUILDERS	4/18/1985	00081550000906	0008155	0000906
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	\$686,141	\$130,000	\$816,141	\$642,740
2024	\$686,141	\$130,000	\$816,141	\$584,309
2023	\$649,768	\$80,000	\$729,768	\$531,190
2022	\$543,737	\$80,000	\$623,737	\$482,900
2021	\$359,000	\$80,000	\$439,000	\$439,000
2020	\$359,000	\$80,000	\$439,000	\$439,000

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.