



Address: [3417 CHANNING LN](#)
City: BEDFORD
Georeference: 45715-B-2
Subdivision: WENDOVER ADDITION
Neighborhood Code: 3X020W

Latitude: 32.8606128922
Longitude: -97.1454851077
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 B
Lot 2

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: 1987

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 05487390

Site Name: WENDOVER ADDITION-B-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,901

Percent Complete: 100%

Land Sqft^{*}: 8,731

Land Acres^{*}: 0.2004

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LAMBERT CANDACE
LAMBERT MATTHEW PAUL

Primary Owner Address:

3417 CHANNING LN
BEDFORD, TX 76021

Deed Date: 9/5/2019

Deed Volume:

Deed Page:

Instrument: [D219202954](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRANKLIN MELISSA;FRANKLIN MICHAEL	4/17/2008	D208140150	0000000	0000000
BOYTE JEFFERY W;BOYTE KIMBERLY	6/25/2001	00149930000056	0014993	0000056
HOBBS DAVID W;HOBBS GRETCHEN	12/6/1993	00113630001655	0011363	0001655
LAPHAM MARGARET;LAPHAM ROBERT R JR	1/26/1988	00091800001809	0009180	0001809
ADAMS HOMES INC	1/26/1987	00088410000705	0008841	0000705
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 ⁺
2025	\$412,961	\$130,000	\$542,961	\$542,961
2024	\$412,961	\$130,000	\$542,961	\$542,961
2023	\$558,612	\$80,000	\$638,612	\$562,218
2022	\$447,688	\$80,000	\$527,688	\$511,107
2021	\$384,643	\$80,000	\$464,643	\$464,643
2020	\$356,805	\$80,000	\$436,805	\$436,805

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.