



Address: [1200 HILLANDALE CT](#)
City: BEDFORD
Georeference: 45715-C-4
Subdivision: WENDOVER ADDITION
Neighborhood Code: 3X020W

Latitude: 32.8603504198
Longitude: -97.1474801218
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 C
Lot 4

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: 1988

Personal Property Account: N/A

Agent: RESOLUTE PROPERTY TAX SOLUTION (00988)

Protest Deadline Date: 7/12/2024

Site Number: 05487803

Site Name: WENDOVER ADDITION-C-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,038

Percent Complete: 100%

Land Sqft^{*}: 11,610

Land Acres^{*}: 0.2665

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:

CHERVINKSKIY SHEVA KHORRAMI
CHERVINKSKIY ALEKSEY A

Primary Owner Address:

1200 HILLANDALE CT
BEDFORD, TX 76021

Deed Date: 6/21/2023

Deed Volume:

Deed Page:

Instrument: [D223109093](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|-----------|----------------------------|-------------|-----------|
| CUNNINGHAM LORRAINE E;CUNNINGHAM RICHARD S | 6/8/2018 | D218174687 | | |
| CUNNINGHAM L E;CUNNINGHAM RICHARD S | 4/23/1996 | 00123500001476 | 0012350 | 0001476 |
| LUND JOHN;LUND NANCY W | 9/22/1987 | 00090820001276 | 0009082 | 0001276 |
| WENDOVER DEV CORP | 1/1/1984 | 000000000000000 | 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 | \$502,221 | \$130,000 | \$632,221 | \$632,221 |
| 2024 | \$502,221 | \$130,000 | \$632,221 | \$632,221 |
| 2023 | \$586,031 | \$80,000 | \$666,031 | \$552,365 |
| 2022 | \$448,137 | \$80,000 | \$528,137 | \$502,150 |
| 2021 | \$391,000 | \$80,000 | \$471,000 | \$456,500 |
| 2020 | \$335,000 | \$80,000 | \$415,000 | \$415,000 |

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.