



**Address:** [3204 TIMBER VIEW CIR](#)  
**City:** BEDFORD  
**Georeference:** 42183R-1-12  
**Subdivision:** TIMBER VIEW ESTATES ADDITION  
**Neighborhood Code:** 3X020N

**Latitude:** 32.8574692423  
**Longitude:** -97.1554731999  
**TAD Map:** 2102-432  
**MAPSCO:** TAR-039Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TIMBER VIEW ESTATES  
ADDITION Block 1 Lot 12

**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:** \$424,706

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

**Site Number:** 05586380

**Site Name:** TIMBER VIEW ESTATES ADDITION-1-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,257

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,489

**Land Acres<sup>\*</sup>:** 0.1948

**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:**

MESSECAR SARAH H

**Primary Owner Address:**

3204 TIMBER VIEW CIR  
BEDFORD, TX 76021-3370

**Deed Date:** 6/28/1990

**Deed Volume:** 0009968

**Deed Page:** 0002243

**Instrument:** 00099680002243

| Previous Owners              | Date     | Instrument     | Deed Volume | Deed Page |
|------------------------------|----------|----------------|-------------|-----------|
| DICTOR LAURI;DICTOR ROBERT J | 4/2/1987 | 00089010002247 | 0008901     | 0002247   |
| J B SANDLIN BUILDING CORP    | 4/1/1987 | 00089010002244 | 0008901     | 0002244   |
| MIKE SANDLIN HOMES INC       | 5/3/1984 | 00078180000069 | 0007818     | 0000069   |

## 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 | \$324,706          | \$100,000   | \$424,706    | \$424,706                    |
| 2024 | \$324,706          | \$100,000   | \$424,706    | \$408,954                    |
| 2023 | \$354,285          | \$75,000    | \$429,285    | \$371,776                    |
| 2022 | \$296,362          | \$75,000    | \$371,362    | \$337,978                    |
| 2021 | \$232,253          | \$75,000    | \$307,253    | \$307,253                    |
| 2020 | \$234,097          | \$75,000    | \$309,097    | \$291,825                    |

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.