



Address: [4004 GRANITE DR](#)
City: BEDFORD
Georeference: 40457M-1-2
Subdivision: STONECOURT ADDITION
Neighborhood Code: 3X100M

Latitude: 32.839198897
Longitude: -97.1034553751
TAD Map: 2120-424
MAPSCO: TAR-055F



Google Map or type unknown

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

PROPERTY DATA

Legal Description: STONECOURT ADDITION Block
1 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: 2001

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$409,097

Protest Deadline Date: 5/24/2024

Site Number: 07307748

Site Name: STONECOURT ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,661

Percent Complete: 100%

Land Sqft^{*}: 5,019

Land Acres^{*}: 0.1152

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

BALAGNA MANAS L

Primary Owner Address:

4004 GRANITE DR
BEDFORD, TX 76021-6193

Deed Date: 10/10/2001

Deed Volume: 0015199

Deed Page: 0000168

Instrument: 00151990000168

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GOODMAN FAMILY OF BUILDERS LP	4/12/2001	00148300000478	0014830	0000478
STONECOURT INTERESTS LTD	1/1/1999	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	\$329,097	\$80,000	\$409,097	\$378,641
2024	\$329,097	\$80,000	\$409,097	\$344,219
2023	\$335,463	\$50,000	\$385,463	\$312,926
2022	\$285,535	\$50,000	\$335,535	\$284,478
2021	\$208,616	\$50,000	\$258,616	\$258,616
2020	\$209,611	\$50,000	\$259,611	\$259,611

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.