



**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<sup>+++</sup>:** 1,661

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,019

**Land Acres<sup>\*</sup>:** 0.1152

**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:**

BALAGNA MANAS L

**Primary Owner Address:**

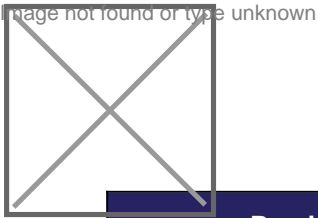
4004 GRANITE DR  
BEDFORD, TX 76021-6193

**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 <sup>+</sup>
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.