



Address: [3812 OAK MANOR CT](#)
City: BEDFORD
Georeference: 44708F-6-25
Subdivision: VILLAGE OF OAK PARK
Neighborhood Code: 3X100L

Latitude: 32.8438892391
Longitude: -97.1058934216
TAD Map: 2120-428
MAPSCO: TAR-055E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: VILLAGE OF OAK PARK Block 6
Lot 25

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: \$479,456

Protest Deadline Date: 5/24/2024

Site Number: 07707118

Site Name: VILLAGE OF OAK PARK-6-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,798

Percent Complete: 100%

Land Sqft^{*}: 6,534

Land Acres^{*}: 0.1500

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:

EPPS SHAWN M
EPPS MANIPHONE

Primary Owner Address:

3812 OAK MANOR CT
BEDFORD, TX 76021

Deed Date: 9/15/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208360863](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NASH GINA III	6/22/2001	00149860000310	0014986	0000310
PULTE HOME CORP OF TEXAS	1/22/2001	00147000000381	0014700	0000381
AVEX BEDFORD LP	1/1/2000	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	\$384,456	\$95,000	\$479,456	\$479,456
2024	\$384,456	\$95,000	\$479,456	\$472,489
2023	\$386,317	\$75,000	\$461,317	\$429,535
2022	\$336,635	\$75,000	\$411,635	\$390,486
2021	\$279,987	\$75,000	\$354,987	\$354,987
2020	\$254,004	\$75,000	\$329,004	\$329,004

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.