



**Address:** [4033 FAIRMONT CT](#)  
**City:** BEDFORD  
**Georeference:** 13528-A-17  
**Subdivision:** FAIRMONT VILLAS ADDITION  
**Neighborhood Code:** 3X030P

**Latitude:** 32.8664373526  
**Longitude:** -97.1154736359  
**TAD Map:** 2114-436  
**MAPSCO:** TAR-040V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** FAIRMONT VILLAS ADDITION  
Block A Lot 17

**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:** 2008

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40416240

**Site Name:** FAIRMONT VILLAS ADDITION-A-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,334

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,906

**Land Acres<sup>\*</sup>:** 0.1126

**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:**

SEPAUGH JEANETTE

SEPAUGH STUART

**Primary Owner Address:**

4033 FAIRMONT CT  
BEDFORD, TX 76021

**Deed Date:** 2/25/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222052000](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEWIS VICKI L	9/14/2020	<a href="#">D220233988</a>		
WEAVER MARTHA J	12/15/2009	<a href="#">D209333748</a>	0000000	0000000
MCCOMBS PATRICK	4/8/2008	<a href="#">D208154356</a>	0000000	0000000
FAIRMONT VILLAS LTD	1/1/2003	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	\$399,841	\$90,000	\$489,841	\$489,841
2024	\$399,841	\$90,000	\$489,841	\$489,841
2023	\$401,714	\$75,000	\$476,714	\$476,714
2022	\$367,280	\$75,000	\$442,280	\$442,280
2021	\$345,000	\$75,000	\$420,000	\$420,000
2020	\$319,329	\$75,000	\$394,329	\$394,329

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.