



**Address:** [4012 MARTIN DR](#)  
**City:** BEDFORD  
**Georeference:** 13528-A-41  
**Subdivision:** FAIRMONT VILLAS ADDITION  
**Neighborhood Code:** 3X030P

**Latitude:** 32.8658643913  
**Longitude:** -97.1168265702  
**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 41

**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:** 2013

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 40416518

**Site Name:** FAIRMONT VILLAS ADDITION-A-41

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,239

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,645

**Land Acres<sup>\*</sup>:** 0.1066

**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:**

GEORGE SHIRLEY RACHEL

**Primary Owner Address:**

4012 MARTIN DR  
BEDFORD, TX 76021

**Deed Date:** 11/2/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221321718](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLLANDER MAYNOR ELAINE	10/20/2013	<a href="#">D214011443</a>	0000000	0000000
HOLLANDER MAYNOR	7/5/2013	<a href="#">D213177678</a>	0000000	0000000
AMERICAN LIFE HOMES LLC	11/20/2012	<a href="#">D212289081</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	\$405,165	\$90,000	\$495,165	\$495,165
2024	\$405,165	\$90,000	\$495,165	\$495,165
2023	\$407,019	\$75,000	\$482,019	\$482,019
2022	\$372,238	\$75,000	\$447,238	\$447,238
2021	\$356,325	\$75,000	\$431,325	\$431,325
2020	\$324,530	\$75,000	\$399,530	\$399,530

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.