



LOCATION

Address: [1012 BOSTON BLVD](#)
City: BEDFORD
Georeference: 14370-F-16
Subdivision: FOREST RIDGE ADDITION
Neighborhood Code: 3B030C

Latitude: 32.8255968672
Longitude: -97.1456315333
TAD Map: 2108-420
MAPSCO: TAR-054N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: FOREST RIDGE ADDITION
Block F Lot 16

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: 1976

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 00965952

Site Name: FOREST RIDGE ADDITION-F-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,532

Percent Complete: 100%

Land Sqft^{*}: 10,216

Land Acres^{*}: 0.2345

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:

SALINAS THOMAS JR

Primary Owner Address:

1012 BOSTON BLVD
BEDFORD, TX 76022

Deed Date: 3/7/2022

Deed Volume:

Deed Page:

Instrument: [D222064574](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------------|------------|----------------------------|-------------|-----------|
| SALINAS MONICA;SALINAS THOMAS JR | 3/27/2006 | D206094762 | 0000000 | 0000000 |
| AUVENSHINE D L | 12/31/1900 | 0000000000000000 | 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 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$238,048 | \$65,000 | \$303,048 | \$294,470 |
| 2023 | \$240,153 | \$45,000 | \$285,153 | \$267,700 |
| 2022 | \$203,125 | \$45,000 | \$248,125 | \$243,364 |
| 2021 | \$176,240 | \$45,000 | \$221,240 | \$221,240 |
| 2020 | \$156,567 | \$45,000 | \$201,567 | \$201,567 |

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.