



## LOCATION

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**Address:** [709 SANDLIN DR](#)

**City:** BEDFORD

**Georeference:** 40000-1-7

**Subdivision:** SPRING VALLEY EST ADDN (BEDFRD

**Neighborhood Code:** 3X020J

**Latitude:** 32.8575572408

**Longitude:** -97.1578105109

**TAD Map:** 2102-432

**MAPSCO:** TAR-039Z



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** SPRING VALLEY EST ADDN  
(BEDFRD Block 1 Lot 7

**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:** 1972

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 02943891

**Site Name:** SPRING VALLEY EST ADDN (BEDFRD-1-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,911

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,400

**Land Acres<sup>\*</sup>:** 0.1928

**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

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**Current Owner:**

MILLER CHAD J

MILLER SHANNON

**Primary Owner Address:**

709 SANDLIN DR

BEDFORD, TX 76021

**Deed Date:** 10/7/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221326636](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MILLER SHANNON	1/4/2011	<a href="#">D211003726</a>	0000000	0000000
PAUL BARBARA CHRISTINE	1/12/2002	000000000000000	0000000	0000000
KOZLOWSKI ANIELA P EST	4/30/1997	00127520000512	0012752	0000512
KING DONALD W;KING JANIS	11/20/1985	00083760000443	0008376	0000443
JONES NORMA S	8/30/1985	00082920001165	0008292	0001165
LARRY G. FALCON	8/29/1985	000000000000000	0000000	0000000
LARRY G. FALCON	10/1/1982	000000000000000	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	\$0	\$0	\$0	\$0
2024	\$213,417	\$75,000	\$288,417	\$288,417
2023	\$241,964	\$40,000	\$281,964	\$276,862
2022	\$212,542	\$40,000	\$252,542	\$251,693
2021	\$188,812	\$40,000	\$228,812	\$228,812
2020	\$216,513	\$40,000	\$256,513	\$229,981

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.