



## LOCATION

**Address:** [44 COFFEE TAVERN RD](#)  
**City:** BEDFORD  
**Georeference:** 40470-8-30  
**Subdivision:** STONEGATE ADDITION-BEDFORD  
**Neighborhood Code:** 3B030J

**Latitude:** 32.8348274021  
**Longitude:** -97.1574331687  
**TAD Map:** 2102-424  
**MAPSCO:** TAR-053M



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** STONEGATE ADDITION-BEDFORD Block 8 Lot 30

**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:** 1962

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02960613

**Site Name:** STONEGATE ADDITION-BEDFORD-8-30

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,152

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,957

**Land Acres<sup>\*</sup>:** 0.1826

**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:**

BARBIN ROBERT  
BARBIN MYRIAN A

**Primary Owner Address:**

44 COFFEE TAVERN RD  
BEDFORD, TX 76022

**Deed Date:** 3/17/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222071904](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CATAMOUNT PROPERTIES 2018 LLC	7/27/2021	<a href="#">D221218697</a>		
HOBBS VIRGINIA SUE	12/31/1900	000000000000000	0000000	0000000

## VALUES

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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	\$228,142	\$65,000	\$293,142	\$293,142
2023	\$233,805	\$45,000	\$278,805	\$278,805
2022	\$158,595	\$45,000	\$203,595	\$203,595
2021	\$135,740	\$45,000	\$180,740	\$152,177
2020	\$107,627	\$45,000	\$152,627	\$138,343

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

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- 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.