



## LOCATION

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**Address:** [1201 ORCHARD BREEZE](#)  
**City:** BEDFORD  
**Georeference:** 31114C-A-1R  
**Subdivision:** OLD ORCHARD ADDITION  
**Neighborhood Code:** 3X020T

**Latitude:** 32.8531168526  
**Longitude:** -97.1503811963  
**TAD Map:** 2102-428  
**MAPSCO:** TAR-054A



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:** OLD ORCHARD ADDITION  
Block A Lot 1R

**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:** 2002

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 07171137

**Site Name:** OLD ORCHARD ADDITION-A-1R

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,779

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 5,656

**Land Acres<sup>\*</sup>:** 0.1298

**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:**

TRAHAN JACKIE A REVOCABLE TRUST

**Primary Owner Address:**

1201 ORCHARD BREEZE  
BEDFORD, TX 76021

**Deed Date:** 9/18/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219213560](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAHAN JACKIE	8/20/2002	00159240000239	0015924	0000239
BOARDWALK HOMES LP	3/25/2002	00155650000080	0015565	0000080
PARK PL BUILDERS & WAVE 3 INV	12/22/1999	00142040000145	0014204	0000145
SIEGEL MARVIN C ETAL	8/18/1999	00139710000336	0013971	0000336
SIEGEL MARVIN C;SIEGEL MARYANN EST	1/1/1998	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	\$0	\$0	\$0	\$0
2024	\$262,569	\$50,000	\$312,569	\$308,454
2023	\$263,834	\$50,000	\$313,834	\$280,413
2022	\$237,568	\$50,000	\$287,568	\$254,921
2021	\$208,000	\$50,000	\$258,000	\$231,746
2020	\$208,000	\$50,000	\$258,000	\$210,678

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.