



**Address:** [1609 WINCHESTER WAY](#)  
**City:** BEDFORD  
**Georeference:** 14370-A-3  
**Subdivision:** FOREST RIDGE ADDITION  
**Neighborhood Code:** 3B030C

**Latitude:** 32.8286592457  
**Longitude:** -97.1428636378  
**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 A Lot 3

**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

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$287,981

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

**Site Number:** 00964735

**Site Name:** FOREST RIDGE ADDITION-A-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,362

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,495

**Land Acres<sup>\*</sup>:** 0.1950

**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:**

MORALES AUGUA

**Primary Owner Address:**

1609 WINCHESTER WAY  
BEDFORD, TX 76022

**Deed Date:** 9/29/2006

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D206310179](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH GEORGE L	12/13/2004	<a href="#">D204393482</a>	0000000	0000000
DIDWAY CLIFTON H	12/30/2002	<a href="#">D204393481</a>	0000000	0000000
DIDWAY CLIFTON;DIDWAY DOLORES EST	6/18/1997	00128120000147	0012812	0000147
SEC OF HUD	3/5/1997	00127130000276	0012713	0000276
WELLS FARGO BANK NA	3/4/1997	00126950001532	0012695	0001532
GRIGGS JERRY;GRIGGS MARIA	10/6/1986	00087060001907	0008706	0001907
WEBER MARY LOIS	8/25/1985	00082860000562	0008286	0000562
GEORGE W BORING	12/31/1900	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	\$194,000	\$65,000	\$259,000	\$259,000
2024	\$222,981	\$65,000	\$287,981	\$284,928
2023	\$224,954	\$45,000	\$269,954	\$259,025
2022	\$190,477	\$45,000	\$235,477	\$235,477
2021	\$165,448	\$45,000	\$210,448	\$210,448
2020	\$147,135	\$45,000	\$192,135	\$192,135

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.