



Address: [916 RIDGE DR](#)
City: BEDFORD
Georeference: 40000-7-14
Subdivision: SPRING VALLEY EST ADDN (BEDFRD)
Neighborhood Code: 3X020J

Latitude: 32.8552790161
Longitude: -97.1516541591
TAD Map: 2102-432
MAPSCO: TAR-053D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SPRING VALLEY EST ADDN
(BEDFRD Block 7 Lot 14)

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: 1974

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 02945193
Site Name: SPRING VALLEY EST ADDN (BEDFRD-7-14)
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,573
Percent Complete: 100%
Land Sqft^{*}: 10,422
Land Acres^{*}: 0.2392
Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

PEARSON JAMES M

PEARSON JANICE K

Primary Owner Address:

916 RIDGE DR

BEDFORD, TX 76021-4264

Deed Date: 7/30/1990

Deed Volume: 0010001

Deed Page: 0000120

Instrument: 00100010000120

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEEMAN JIMMY CHARLES	12/31/1900	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 ⁺
2025	\$206,191	\$75,000	\$281,191	\$281,191
2024	\$206,191	\$75,000	\$281,191	\$281,191
2023	\$229,534	\$40,000	\$269,534	\$258,831
2022	\$195,301	\$40,000	\$235,301	\$235,301
2021	\$175,766	\$40,000	\$215,766	\$215,766
2020	\$196,093	\$40,000	\$236,093	\$218,225

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.