

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 02945509

Latitude: 32.8557135671

**TAD Map:** 2102-432 **MAPSCO:** TAR-053D

Longitude: -97.1542370717

Address: 831 RIDGE DR

City: BEDFORD

**Georeference:** 40000-8-23

Subdivision: SPRING VALLEY EST ADDN (BEDFRD

Neighborhood Code: 3X020J

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

## **PROPERTY DATA**

Legal Description: SPRING VALLEY EST ADDN

(BEDFRD Block 8 Lot 23

Jurisdictions: Site Number: 02945509

CITY OF BEDFORD (002)
TARRANT COUNTY (220)

Site Name: SPRING VALLEY EST ADDN (BEDFRD-8-23)

TARRANT COUNTY HOSPITAL (224) Site Class: A1 - Residential - Single Family

TARRANT COUNTY COLLEGE (225) Parcels: 1

HURST-EULESS-BEDFORD ISD (916) Approximate Size+++: 2,238

State Code: A Percent Complete: 100%

Year Built: 1973 Land Sqft\*: 14,774
Personal Property Account: N/A Land Acres\*: 0.3391

Agent: None Pool: N

Protest Deadline Date: 5/24/2024

+++ Rounded.

## **OWNER INFORMATION**

**Current Owner:** 

BAKER DEREK JAMES

PHUC DINH CHAU MINH

Deed Date: 10/11/2022

Primary Owner Address:

Deed Volume:

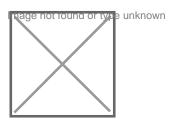
Deed Page:

831 RIDGE DR
BEDFORD, TX 76021 Instrument: D222247031

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LANCY TERESA ANN EST	11/29/1990	00101850000134	0010185	0000134
LANCY PAUL E	12/31/1900	00000000000000	0000000	0000000

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<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



**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	\$378,825	\$75,000	\$453,825	\$453,825
2024	\$378,825	\$75,000	\$453,825	\$453,825
2023	\$381,896	\$40,000	\$421,896	\$421,896
2022	\$230,142	\$40,000	\$270,142	\$268,657
2021	\$204,234	\$40,000	\$244,234	\$244,234
2020	\$232,335	\$40,000	\$272,335	\$247,485

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.