



Address: [831 RIDGE DR](#)
City: BEDFORD
Georeference: 40000-8-23
Subdivision: SPRING VALLEY EST ADDN (BEDFRD)
Neighborhood Code: 3X020J

Latitude: 32.8557135671
Longitude: -97.1542370717
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 8 Lot 23)

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: 1973
Personal Property Account: N/A
Agent: None
Protest Deadline Date: 5/24/2024

Site Number: 02945509
Site Name: SPRING VALLEY EST ADDN (BEDFRD-8-23)
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,238
Percent Complete: 100%
Land Sqft^{*}: 14,774
Land Acres^{*}: 0.3391
Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
BAKER DEREK JAMES
PHUC DINH CHAU MINH
Primary Owner Address:
831 RIDGE DR
BEDFORD, TX 76021

Deed Date: 10/11/2022
Deed Volume:
Deed Page:
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



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.

+ 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.