



Tarrant Appraisal District Property Information | PDF Account Number: 04416457

Address: 1109 FOREST RIDGE DR

City: BEDFORD Georeference: 17905-1-10 Subdivision: HIDDEN OAKS ESTATES Neighborhood Code: 3B030B

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

PROPERTY DATA

Legal Description: HIDDEN OAKS ESTATES Block 1 Lot 10 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: 1983 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024 Latitude: 32.8278740903 Longitude: -97.1460004552 TAD Map: 2108-420 MAPSCO: TAR-054N



Site Number: 04416457 Site Name: HIDDEN OAKS ESTATES-1-10 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size⁺⁺⁺: 2,080 Percent Complete: 100% Land Sqft^{*}: 13,611 Land Acres^{*}: 0.3124 Pool: N

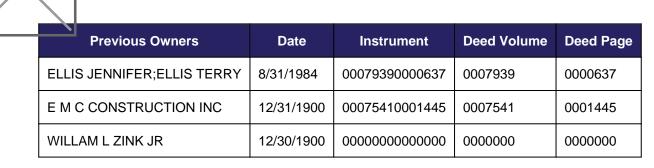
+++ Rounded.

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

OWNER INFORMATION

Current Owner: VIANA ARNALDO VIANA LYDIA

Primary Owner Address: 1109 FOREST RIDGE DR BEDFORD, TX 76022-7247 Deed Date: 5/17/2004 Deed Volume: 0000000 Deed Page: 0000000 Instrument: D204155516



VALUES

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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	\$276,446	\$90,000	\$366,446	\$366,446
2024	\$276,446	\$90,000	\$366,446	\$366,446
2023	\$303,004	\$65,000	\$368,004	\$341,260
2022	\$266,379	\$65,000	\$331,379	\$310,236
2021	\$222,948	\$65,000	\$287,948	\$282,033
2020	\$211,090	\$65,000	\$276,090	\$256,394

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.