



Address: [2312 AQUADUCT DR](#)
City: BEDFORD
Georeference: 30874H-3-12B
Subdivision: OAKMONT ADDITION, THE
Neighborhood Code: A3M020G

Latitude: 32.8266524502
Longitude: -97.1291902312
TAD Map: 2108-420
MAPSCO: TAR-054Q



Google Map or type unknown

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

PROPERTY DATA

Legal Description: OAKMONT ADDITION, THE
Block 3 Lot 12B

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: 1985

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$242,795

Protest Deadline Date: 5/24/2024

Site Number: 05214858

Site Name: OAKMONT ADDITION, THE-3-12B

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,038

Percent Complete: 100%

Land Sqft^{*}: 5,306

Land Acres^{*}: 0.1218

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:

BHATTARAI RUPESH

Primary Owner Address:

2312 AQUADUCT DR
BEDFORD, TX 76022

Deed Date: 2/3/2017

Deed Volume:

Deed Page:

Instrument: [D217029392](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--------------------------|------------|----------------------------|-------------|-----------|
| SIMS CAROL E | 2/22/2008 | D208072819 | 0000000 | 0000000 |
| LITTLETON ELIZABETH A | 7/16/2003 | D203262828 | 0016957 | 0000008 |
| COOK EDNA EARLE | 10/4/1985 | 00083300000038 | 0008330 | 0000038 |
| ALBRITTON DEVELOPMENT CO | 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 | \$217,795 | \$25,000 | \$242,795 | \$226,323 |
| 2024 | \$217,795 | \$25,000 | \$242,795 | \$205,748 |
| 2023 | \$205,137 | \$25,000 | \$230,137 | \$187,044 |
| 2022 | \$186,420 | \$25,000 | \$211,420 | \$170,040 |
| 2021 | \$160,769 | \$25,000 | \$185,769 | \$154,582 |
| 2020 | \$132,465 | \$25,000 | \$157,465 | \$140,529 |

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.