



**Address:** [2316 AQUADUCT DR](#)  
**City:** BEDFORD  
**Georeference:** 30874H-3-13A  
**Subdivision:** OAKMONT ADDITION, THE  
**Neighborhood Code:** M3M02Y

**Latitude:** 32.8266532606  
**Longitude:** -97.1290443058  
**TAD Map:** 2114-420  
**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 13A 50% OF UNDIVIDED INTEREST

**Jurisdictions:**

CITY OF BEDFORD (002)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
HURST-EULESS-BEDFORD ISD (916)

**State Code:** B

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05214866

**Site Name:** OAKMONT ADDITION, THE-3-13A-50

**Site Class:** B - Residential - Multifamily

**Parcels:** 2

**Approximate Size<sup>+++</sup>:** 1,263

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,950

**Land Acres<sup>\*</sup>:** 0.1136

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

QUEST TRUST COMPANY FBO JOE HAMILTON IRA #31895-11

**Primary Owner Address:**

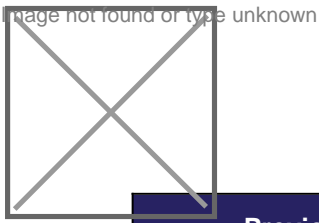
4309 ROUND VALLEY LN  
ROANOKE, TX 76262

**Deed Date:** 6/30/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223116945](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATSON IRENE	11/9/1999	000000000000000	0000000	0000000
BATSON MOLLY T	7/30/1999	00139410000226	0013941	0000226
OLSON MARGARET	8/21/1995	00120870002212	0012087	0002212
BARRETT CARON	5/27/1993	00110800002224	0011080	0002224
RIDGEWAY CAROL A	4/2/1990	00099100001453	0009910	0001453
REDMOND PAUL A JR	10/11/1985	00083380001416	0008338	0001416
ALBRITTON DEVELOPMENT CO	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 <sup>+</sup>
2025	\$82,353	\$12,500	\$94,853	\$94,853
2024	\$82,353	\$12,500	\$94,853	\$94,853
2023	\$71,429	\$12,500	\$83,929	\$83,929
2022	\$63,824	\$12,500	\$76,324	\$76,324
2021	\$64,339	\$12,500	\$76,839	\$71,584
2020	\$52,576	\$12,500	\$65,076	\$65,076

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

There are no exemptions for this property

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.