



Address: [2416 AQUADUCT DR](#)
City: BEDFORD
Georeference: 30874H-3-18A
Subdivision: OAKMONT ADDITION, THE
Neighborhood Code: A3M020G

Latitude: 32.8266580087
Longitude: -97.1275816125
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 18A 33.33% UNDIVIDED INTEREST
Jurisdictions: **Site Number:** 05214963
CITY OF BEDFORD (002)
Site Name: OAKMONT ADDITION, THE Block 3 Lot 18A 33.33% UNDIVIDED INTEREST
TARRANT COUNTY (220)
Site Class: A1 Residential - Single Family
TARRANT COUNTY HOSPITAL (224)
Parcels: 2
TARRANT COUNTY COLLEGE (225)
Approximate Size: 1,275
HURST-EULESSA (225)
State Code: A **Percent Complete:** 100%
Year Built: 1985 **Land Sqft:** 4,873
Personal Property Accounts: N/A
Agent: None **Pool:** N
Notice Sent
Date: 4/15/2025
Notice Value: \$99,434
Protest Deadline Date: 5/24/2024

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

OWNER INFORMATION

Current Owner:
PEPPER BRYAN
Primary Owner Address:
2416 AQUADUCT DR
BEDFORD, TX 76022
Deed Date: 1/1/2022
Deed Volume:
Deed Page:
Instrument: [D219274009](#)



| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|--|------------|----------------------------|-------------|-----------|
| HARDMAN LEON;HARDMAN PATRICIA;PEPPER BRYAN | 11/25/2019 | D219274009 | | |
| SULLIVAN MICHELLE;SULLIVAN TERRY | 6/14/2016 | D216130648 | | |
| EDSON JAMES WILLI JR | 6/24/2013 | D213165257 | 0000000 | 0000000 |
| HOW CECILE R;HOW DANA R | 8/30/2004 | D204277489 | 0000000 | 0000000 |
| BAILEY KRISTIN D | 8/15/2001 | 00151010000387 | 0015101 | 0000387 |
| BEVERLY MARILYN MATHESON | 3/25/1997 | 00127190001294 | 0012719 | 0001294 |
| BEVERLY MARILYN ETAL | 12/30/1989 | 00098060002095 | 0009806 | 0002095 |
| MELLON FINANCIAL SERVICE CORP | 12/29/1989 | 00098060002089 | 0009806 | 0002089 |
| FGMC INC | 6/6/1989 | 00096120000254 | 0009612 | 0000254 |
| KEATING AUDREY;KEATING KIM | 10/22/1985 | 00083460001719 | 0008346 | 0001719 |
| 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 | \$91,102 | \$8,332 | \$99,434 | \$99,434 |
| 2024 | \$95,648 | \$8,332 | \$103,980 | \$98,144 |
| 2023 | \$80,890 | \$8,332 | \$89,222 | \$89,222 |
| 2022 | \$75,031 | \$8,332 | \$83,363 | \$83,363 |
| 2021 | \$168,800 | \$25,000 | \$193,800 | \$193,800 |
| 2020 | \$168,105 | \$25,000 | \$193,105 | \$193,105 |

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)
- HOMESTEAD DISABLED PERSON 11.13 (c)

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.