



**Address:** [3028 MATTERHORN DR](#)  
**City:** BEDFORD  
**Georeference:** 10503C-1-21  
**Subdivision:** EAGLES LANDING ADDITION  
**Neighborhood Code:** 3X020R

**Latitude:** 32.8556284182  
**Longitude:** -97.1491691759  
**TAD Map:** 2102-432  
**MAPSCO:** TAR-054A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** EAGLES LANDING ADDITION  
Block 1 Lot 21 & PART OF COMMON AREA

**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:** 1986

**Personal Property Account:** N/A

**Agent:** PEYCO SOUTHWEST REALTY INC (00506)

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

**Site Number:** 05578132

**Site Name:** EAGLES LANDING ADDITION-1-21

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,560

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,744

**Land Acres<sup>\*</sup>:** 0.1548

**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:**

EDGERTON JENNIFER

**Primary Owner Address:**

4011 GREENWOOD WAY  
MANSFIELD, TX 76063

**Deed Date:** 7/22/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205218703](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COLLINS CLIFF L	12/16/2003	<a href="#">D203469549</a>	0000000	0000000
GARICA ERICK R;GARICA MONICA R	6/18/2002	00157770000149	0015777	0000149
SOUTH JESSICA;SOUTH MICHAEL K	7/12/1998	00134220000125	0013422	0000125
MONIS ANN S EST	8/26/1986	00086620002389	0008662	0002389
MFR PARTNERSHIP	1/1/1984	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 <sup>+</sup>
2025	\$196,000	\$70,000	\$266,000	\$266,000
2024	\$225,000	\$70,000	\$295,000	\$295,000
2023	\$241,682	\$45,000	\$286,682	\$286,682
2022	\$215,146	\$45,000	\$260,146	\$260,146
2021	\$181,154	\$45,000	\$226,154	\$226,154
2020	\$150,124	\$45,000	\$195,124	\$195,124

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.