



Address: [3004 MATTERHORN DR](#)
City: BEDFORD
Georeference: 10503C-1-27
Subdivision: EAGLES LANDING ADDITION
Neighborhood Code: 3X020R

Latitude: 32.8548301662
Longitude: -97.1488801244
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 27 & 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: None
Notice Sent Date: 4/15/2025
Notice Value: \$351,111
Protest Deadline Date: 5/24/2024

Site Number: 05578264
Site Name: EAGLES LANDING ADDITION-1-27
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,721
Percent Complete: 100%
Land Sqft^{*}: 4,726
Land Acres^{*}: 0.1084
Pool: N

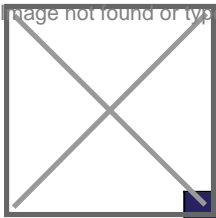
⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:
VARGAS EDWARD
VARGAS KIM
Primary Owner Address:
3004 MATTERHORN DR
BEDFORD, TX 76021-3351

Deed Date: 4/14/2000
Deed Volume: 0014312
Deed Page: 0000611
Instrument: 00143120000611



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KUHLMAN CAROLYN ANN	4/2/1986	00085050001469	0008505	0001469
MFR PARTNERSHIP	1/1/1984	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 ⁺
2025	\$281,111	\$70,000	\$351,111	\$347,582
2024	\$281,111	\$70,000	\$351,111	\$315,984
2023	\$275,518	\$45,000	\$320,518	\$287,258
2022	\$245,175	\$45,000	\$290,175	\$261,144
2021	\$206,304	\$45,000	\$251,304	\$237,404
2020	\$170,822	\$45,000	\$215,822	\$215,822

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.