



Address: [4009 AIRPORT FWY](#)
City: BEDFORD
Georeference: 2110-3-1
Subdivision: BELL RANCH TERR ADDN #2 & #3
Neighborhood Code: OFC-Mid-Cities (Hurst, Euless, Bedford)

Latitude: 32.8385402807
Longitude: -97.1022210142
TAD Map: 2120-424
MAPSCO: TAR-055K



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BELL RANCH TERR ADDN #2 & #3 Block 3 Lot 1 BLK 3 LOTS 1 THRU 3

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

State Code: F1
Year Built: 1984
Personal Property Account: N/A
Agent: None
Notice Sent Date: 5/1/2025
Notice Value: \$1,601,400
Protest Deadline Date: 5/31/2024

Site Number: 80489141
Site Name: FORMER FIRST NATIONAL BANK HDQR
Site Class: OFCLowRise - Office-Low Rise
Parcels: 1
Primary Building Name: 1984 BANK / 05700000
Primary Building Type: Commercial
Gross Building Area⁺⁺⁺: 18,548
Net Leasable Area⁺⁺⁺: 16,708
Percent Complete: 100%
Land Sqft^{*}: 28,930
Land Acres^{*}: 0.6641
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:
JUSTOLIVER LLC
Primary Owner Address:
1119 W RANDOL MILL RD STE 107
ARLINGTON, TX 76012

Deed Date: 6/6/2024
Deed Volume:
Deed Page:
Instrument: [D224104458](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN TODD	10/8/2021	D221295249		
WESTERN AMERICAN NATL BANK	2/10/1991	00102210001393	0010221	0001393
WHEELER J PRATT;WHEELER RICHARD O	2/9/1991	00102210001381	0010221	0001381
ITALIX ACQUISITION CORP	2/8/1991	00102210001375	0010221	0001375
BEDFORD ASSOC LTD	3/28/1984	00077810000327	0007781	0000327
GRAND FUND LTD	1/1/1901	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	\$1,167,450	\$433,950	\$1,601,400	\$1,601,400
2024	\$678,930	\$433,950	\$1,112,880	\$1,112,880
2023	\$766,050	\$433,950	\$1,200,000	\$1,200,000
2022	\$766,049	\$433,951	\$1,200,000	\$1,200,000
2021	\$766,050	\$433,950	\$1,200,000	\$1,200,000
2020	\$1,313,877	\$433,950	\$1,747,827	\$1,747,827

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.