



Address: [3936 CEDAR RIDGE DR](#)
City: BEDFORD
Georeference: 47149H-5-10
Subdivision: WILLOW CREEK ADDN (BEDFORD)
Neighborhood Code: 3X030X

Latitude: 32.8651960942
Longitude: -97.1115321349
TAD Map: 2114-436
MAPSCO: TAR-041S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW CREEK ADDN
(BEDFORD) Block 5 Lot 10

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: 1991

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 06022960

Site Name: WILLOW CREEK ADDN (BEDFORD)-5-10

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,321

Percent Complete: 100%

Land Sqft^{*}: 9,095

Land Acres^{*}: 0.2087

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LJUSO ERDZAN

Primary Owner Address:

3936 CEDAR RIDGE DR
BEDFORD, TX 76021-2948

Deed Date: 12/17/2007

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D207450314](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHABAJ GEZIM	3/16/2007	D207101860	0000000	0000000
TEHRANI FARHAD G;TEHRANI FARZANE	10/2/1991	00104080001338	0010408	0001338
DT CONSTRUCTION INC	7/27/1988	00093430000530	0009343	0000530
WILLOW CREEK DEV CORP	1/1/1986	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	\$110,000	\$90,000	\$200,000	\$200,000
2024	\$380,000	\$90,000	\$470,000	\$470,000
2023	\$493,756	\$60,000	\$553,756	\$450,120
2022	\$414,438	\$60,000	\$474,438	\$409,200
2021	\$312,000	\$60,000	\$372,000	\$372,000
2020	\$312,000	\$60,000	\$372,000	\$366,025

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.