



Address: [1304 SYLVIA DR](#)
City: BEDFORD
Georeference: 34307-1R1-3
Subdivision: RIDGEWOOD ADDITION-BEDFORD
Neighborhood Code: 3X020U

Latitude: 32.8523638131
Longitude: -97.1463135523
TAD Map: 2108-428
MAPSCO: TAR-054A



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

PROPERTY DATA

Legal Description: RIDGEWOOD ADDITION-BEDFORD Block 1R1 Lot 3

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: 1994

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$423,012

Protest Deadline Date: 5/24/2024

Site Number: 06211747

Site Name: RIDGEWOOD ADDITION-BEDFORD-1R1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,854

Percent Complete: 100%

Land Sqft^{*}: 9,021

Land Acres^{*}: 0.2070

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:

VIVEROS DANIEL E
CANELA ALMA R

Primary Owner Address:

1304 SYLVIA DR
BEDFORD, TX 76021

Deed Date: 10/1/2014

Deed Volume:

Deed Page:

Instrument: [D214218870](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALLARD ROXANNE	5/20/2011	D211121978	0000000	0000000
FEDERAL NATL MORTGAGE ASSOC	2/1/2011	D211037583	0000000	0000000
MICHAUD ALYSSA	6/15/2006	D206183606	0000000	0000000
ENGSTROM KAY'AN;ENGSTROM MICHAEL	7/15/2003	D203265177	0016964	0000107
PRUDENTAIL RESIDENTIAL SVCS LP	4/23/2003	00167990000273	0016799	0000273
CORREIA EDGAR P;CORREIA MARIBEL	8/25/1999	00139850000184	0013985	0000184
ROSE R MICHAEL;ROSE VIRGINIA H	6/30/1994	00116420001811	0011642	0001811
M & J CONSTRUCTION CORP	1/28/1994	00114930001499	0011493	0001499
SARJAK ENTERPRISES INC	5/9/1992	00106320000582	0010632	0000582
FIRST GIBRALTAR BANK	3/13/1989	00890490000863	0089049	0000863
FIRST TEXAS SAVINGS ASSN	1/1/1987	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	\$373,012	\$50,000	\$423,012	\$423,012
2024	\$373,012	\$50,000	\$423,012	\$415,409
2023	\$296,174	\$50,000	\$346,174	\$346,174
2022	\$279,961	\$50,000	\$329,961	\$329,961
2021	\$210,471	\$50,000	\$260,471	\$260,471
2020	\$223,822	\$50,000	\$273,822	\$273,822

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

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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.