



**Address:** [1305 SYLVIA DR](#)  
**City:** BEDFORD  
**Georeference:** 34307-3R1-1  
**Subdivision:** RIDGEWOOD ADDITION-BEDFORD  
**Neighborhood Code:** 3X020U

**Latitude:** 32.8527027829  
**Longitude:** -97.1460740879  
**TAD Map:** 2108-428  
**MAPSCO:** TAR-054A



Google Map or type unknown

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

**PROPERTY DATA**

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

**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:** 2001

**Personal Property Account:** N/A

**Agent:** SOUTHLAND PROPERTY TAX CONSULTANTS INC (00344)

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

**Site Number:** 06212247  
**Site Name:** RIDGEWOOD ADDITION-BEDFORD-3R1-1  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,785  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 10,204  
**Land Acres<sup>\*</sup>:** 0.2342

<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:**  
MTX NOOR REAL ESTATE LLC  
**Primary Owner Address:**  
1679 SUNSHINE LN  
SOUTHLAKE, TX 76092

**Deed Date:** 12/19/2021  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D221377375](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CHOUDRY YASIN M	11/30/1998	00135390000431	0013539	0000431
MAULDIN LORELEI;MAULDIN RONALD	8/30/1993	00112160000981	0011216	0000981
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 <sup>+</sup>
2025	\$305,000	\$50,000	\$355,000	\$355,000
2024	\$343,262	\$50,000	\$393,262	\$393,262
2023	\$319,335	\$50,000	\$369,335	\$369,335
2022	\$278,590	\$50,000	\$328,590	\$328,590
2021	\$226,518	\$50,000	\$276,518	\$276,518
2020	\$227,599	\$50,000	\$277,599	\$277,599

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.