



# Tarrant Appraisal District Property Information | PDF Account Number: 06519490

#### Address: 2701 CEDAR SPRINGS CT

City: BEDFORD Georeference: 34497-1-7 Subdivision: RIVER FOREST ADDITION Neighborhood Code: 3X040E

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

## PROPERTY DATA

Legal Description: RIVER FOREST ADDITION Block 1 Lot 7 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: 1992 Personal Property Account: N/A Agent: None Protest Deadline Date: 5/24/2024 Site Number: 06519490 Site Name: RIVER FOREST ADDITION-1-7 Site Class: A1 - Residential - Single Family Parcels: 1

Latitude: 32.851702613

TAD Map: 2114-428 MAPSCO: TAR-054D

Longitude: -97.1213252243

Parcels: 1 Approximate Size<sup>+++</sup>: 2,535 Percent Complete: 100% Land Sqft<sup>\*</sup>: 13,143 Land Acres<sup>\*</sup>: 0.3017 Pool: N

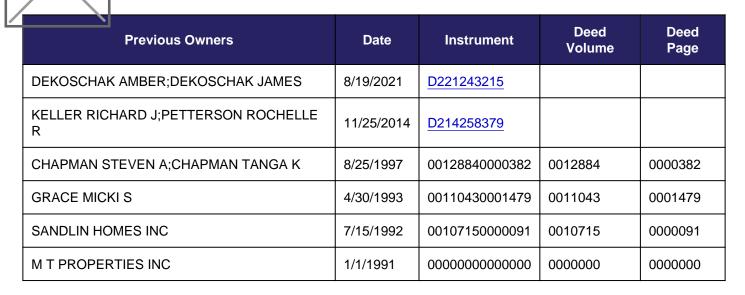
#### +++ Rounded.

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

### **OWNER INFORMATION**

Current Owner: PHILIP NANCY GEORGE PHILIP JUSTUS VARGHESE

Primary Owner Address: 2701 CEDAR SPRINGS CT BEDFORD, TX 76021 Deed Date: 7/3/2023 Deed Volume: Deed Page: Instrument: D223118135



#### 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	\$443,981	\$100,000	\$543,981	\$543,981
2024	\$443,981	\$100,000	\$543,981	\$543,981
2023	\$382,489	\$70,000	\$452,489	\$422,803
2022	\$314,366	\$70,000	\$384,366	\$384,366
2021	\$280,231	\$70,000	\$350,231	\$350,231
2020	\$258,934	\$70,000	\$328,934	\$328,934

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.