



**Address:** [2712 CEDAR SPRINGS CT](#)  
**City:** BEDFORD  
**Georeference:** 34497-1-11  
**Subdivision:** RIVER FOREST ADDITION  
**Neighborhood Code:** 3X040E

**Latitude:** 32.8512008284  
**Longitude:** -97.1207882766  
**TAD Map:** 2114-428  
**MAPSCO:** TAR-054D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RIVER FOREST ADDITION  
Block 1 Lot 11

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$496,926

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

**Site Number:** 06519539

**Site Name:** RIVER FOREST ADDITION-1-11

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,555

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,174

**Land Acres<sup>\*</sup>:** 0.1876

**Pool:** Y

<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:**

KIRKMAN CHERI  
KIRKMAN CHARLES K

**Primary Owner Address:**

2712 CEDAR SPRINGS CT  
BEDFORD, TX 76021-7208

**Deed Date:** 4/24/2012

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D212099749](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRODI ERNEST D;GRODI MICHELLE	5/29/1998	00132480000418	0013248	0000418
PAGOULATOS CAROL ANN	4/25/1997	00127530000419	0012753	0000419
SADDLER CARLA;SADDLER WILLIAM M	9/15/1993	00112460001146	0011246	0001146
PETERSON JEAN E;PETERSON JOHN B	10/14/1992	00108140001863	0010814	0001863
WILLIAM W HORN & ASSOC INC	6/22/1992	00106970001503	0010697	0001503
M T PROPERTIES INC	1/1/1991	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	\$350,000	\$100,000	\$450,000	\$450,000
2024	\$396,926	\$100,000	\$496,926	\$486,782
2023	\$414,262	\$70,000	\$484,262	\$442,529
2022	\$332,299	\$70,000	\$402,299	\$402,299
2021	\$301,290	\$70,000	\$371,290	\$371,290
2020	\$279,787	\$70,000	\$349,787	\$349,787

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.