



**Address:** [2316 AQUADUCT DR](#)  
**City:** BEDFORD  
**Georeference:** 30874H-3-13A  
**Subdivision:** OAKMONT ADDITION, THE  
**Neighborhood Code:** M3M02Y

**Latitude:** 32.8266532606  
**Longitude:** -97.1290443058  
**TAD Map:** 2114-420  
**MAPSCO:** TAR-054Q



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAKMONT ADDITION, THE  
Block 3 Lot 13A 50% OF UNDIVIDED INTEREST

**Jurisdictions:**

- CITY OF BEDFORD (002)
- TARRANT COUNTY (220)
- TARRANT COUNTY HOSPITAL (224)
- TARRANT COUNTY COLLEGE (225)
- HURST-EULESS-BEDFORD ISD (916)

**State Code:** B

**Year Built:** 1985

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 05214866  
**Site Name:** OAKMONT ADDITION, THE-3-13A-50  
**Site Class:** B - Residential - Multifamily  
**Parcels:** 2  
**Approximate Size<sup>+++</sup>:** 1,263  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 4,950  
**Land Acres<sup>\*</sup>:** 0.1136  
**Pool:** N

<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:**

QUEST TRUST COMPANY FBO JOE HAMILTON IRA #31895-11

**Primary Owner Address:**

4309 ROUND VALLEY LN  
ROANOKE, TX 76262

**Deed Date:** 6/30/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223116945](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BATSON MOLLY	11/9/1999	00139410000226	0013941	0000226

## 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	\$82,353	\$12,500	\$94,853	\$94,853
2024	\$82,353	\$12,500	\$94,853	\$94,853
2023	\$71,429	\$12,500	\$83,929	\$83,929
2022	\$63,824	\$12,500	\$76,324	\$76,324
2021	\$64,339	\$12,500	\$76,839	\$71,584
2020	\$52,576	\$12,500	\$65,076	\$65,076

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.