



Address: [4009 BEDINGTON LN](#)
City: FORT WORTH
Georeference: 27804B-23-6
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9594114048
Longitude: -97.2746692904
TAD Map: 2066-468
MAPSCO: TAR-008Y



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MC PHERSON RANCH Block 23
Lot 6

Jurisdictions:
CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
NORTHWEST ISD (911)

State Code: A

Year Built: 2003

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 40145336
Site Name: MC PHERSON RANCH-23-6
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,406
Percent Complete: 100%
Land Sqft^{*}: 7,440
Land Acres^{*}: 0.1707
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:
ISKANDER BESHOU
Primary Owner Address:
4009 BEDINGTON LN
FORT WORTH, TX 76244

Deed Date: 1/5/2017
Deed Volume:
Deed Page:
Instrument: [D217004960](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DIXON BRYAN M;DIXON KELLY LYNN	9/30/2003	D203373409	0000000	0000000
D R HORTON TEXAS LTD	1/1/2002	0000000000000000	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	\$300,455	\$65,000	\$365,455	\$365,455
2024	\$300,455	\$65,000	\$365,455	\$365,455
2023	\$299,772	\$65,000	\$364,772	\$335,325
2022	\$280,399	\$50,000	\$330,399	\$304,841
2021	\$227,128	\$50,000	\$277,128	\$277,128
2020	\$204,000	\$50,000	\$254,000	\$254,000

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.