



Address: [4012 BEDINGTON LN](#)
City: FORT WORTH
Georeference: 27804B-31-21
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9589432111
Longitude: -97.274509312
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 31
Lot 21

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: TEXAS PROPERTY TAX REDUCTIONS LLC (00224)

Protest Deadline Date: 5/24/2024

Site Number: 40145522
Site Name: MC PHERSON RANCH-31-21
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,367
Percent Complete: 100%
Land Sqft^{*}: 7,500
Land Acres^{*}: 0.1721
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:
MURUGANANDHAM CHANDRAKANTH
Primary Owner Address:
16933 TRUMPET DR
JUSTIN, TX 76247

Deed Date: 8/29/2016
Deed Volume:
Deed Page:
Instrument: [D216201474](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROCK HOLLY DRAKE	8/28/2003	D203340219	0017186	0000109
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	\$295,000	\$65,000	\$360,000	\$360,000
2024	\$295,000	\$65,000	\$360,000	\$360,000
2023	\$270,310	\$65,000	\$335,310	\$335,310
2022	\$290,931	\$50,000	\$340,931	\$315,238
2021	\$236,580	\$50,000	\$286,580	\$286,580
2020	\$219,415	\$50,000	\$269,415	\$269,415

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.