



Address: [4100 BEDINGTON LN](#)
City: FORT WORTH
Georeference: 27804B-31-27
Subdivision: MC PHERSON RANCH
Neighborhood Code: 3K600J

Latitude: 32.9589367439
Longitude: -97.2732868872
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 27

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: 2005

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$459,567

Protest Deadline Date: 5/24/2024

Site Number: 40614670

Site Name: MC PHERSON RANCH-31-27

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,784

Percent Complete: 100%

Land Sqft^{*}: 8,130

Land Acres^{*}: 0.1866

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:

COLE ERIN MORGANN
COLE JACOB ALAN

Primary Owner Address:

4100 BEDINGTON DR
FORT WORTH, TX 76244

Deed Date: 2/21/2024

Deed Volume:

Deed Page:

Instrument: [D224029598](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LUCERO CECILE	9/16/2022	D222230388		
SCHEXNAILDRE LARRY	4/12/2016	D216077143		
HATCHER DENNIS;HATCHER DIANNA	11/22/2005	D205361221	0000000	0000000
D R HORTON TEXAS LTD	1/1/2004	000000000000000	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	\$394,567	\$65,000	\$459,567	\$459,567
2024	\$394,567	\$65,000	\$459,567	\$459,567
2023	\$353,078	\$65,000	\$418,078	\$418,078
2022	\$299,308	\$50,000	\$349,308	\$349,308
2021	\$271,443	\$50,000	\$321,443	\$321,443
2020	\$251,595	\$50,000	\$301,595	\$301,595

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.