



**Address:** [9307 WATER BEND DR](#)  
**City:** ARLINGTON  
**Georeference:** 39762-R-4  
**Subdivision:** SOUTHWIND ADDITION  
**Neighborhood Code:** 1M070D

**Latitude:** 32.5950180139  
**Longitude:** -97.0830551643  
**TAD Map:** 2126-336  
**MAPSCO:** TAR-125D



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SOUTHWIND ADDITION Block R  
Lot 4

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
MANSFIELD ISD (908)

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$361,879

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

**Site Number:** 40705161

**Site Name:** SOUTHWIND ADDITION-R-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,849

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,621

**Land Acres<sup>\*</sup>:** 0.1519

**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:**

BEDFORD BRENDA N

**Primary Owner Address:**

9307 WATER BEND DR  
ARLINGTON, TX 76002

**Deed Date:** 6/29/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216148128](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PHILLIPS EQUITY CAPITAL LLC	2/25/2016	<a href="#">D216041690</a>		
AMERICAN NATL INVESTORS CORP	11/3/2015	<a href="#">D215258477</a>		
WILBURN KENDRICK	5/15/2006	<a href="#">D206150261</a>	0000000	0000000
KIMBALL HILL HOMES DALLAS LP	1/1/2005	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 <sup>+</sup>
2025	\$301,879	\$60,000	\$361,879	\$361,879
2024	\$301,879	\$60,000	\$361,879	\$343,091
2023	\$303,313	\$60,000	\$363,313	\$311,901
2022	\$244,944	\$50,000	\$294,944	\$283,546
2021	\$207,769	\$50,000	\$257,769	\$257,769
2020	\$187,926	\$50,000	\$237,926	\$237,926

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)
- DISABLED VET 70 to 99 PCT 11.22

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.