



**Address:** [2317 DURANGO RIDGE DR](#)  
**City:** BEDFORD  
**Georeference:** 31842-A-27  
**Subdivision:** PASQUINELLIS DURANGO RIDGE ADD  
**Neighborhood Code:** A3H010L

**Latitude:** 32.845493097  
**Longitude:** -97.1177914301  
**TAD Map:** 2114-428  
**MAPSCO:** TAR-054H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** PASQUINELLIS DURANGO  
RIDGE ADD Block A Lot 27

**Jurisdictions:**

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

**State Code:** A

**Year Built:** 2005

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$326,431

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

**Site Number:** 40740951

**Site Name:** PASQUINELLIS DURANGO RIDGE ADD-A-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,488

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 1,749

**Land Acres<sup>\*</sup>:** 0.0401

**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:**

VIRGINIA A LLOYD LIVING TRUST

**Primary Owner Address:**

2317 DURANGO RIDGE DR  
BEDFORD, TX 76021-7244

**Deed Date:** 8/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221256420](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LLOYD VIRGINIA ANN	2/12/2010	<a href="#">D210036864</a>	0000000	0000000
UPCHURCH LAURA E	3/28/2008	<a href="#">D208151290</a>	0000000	0000000
LONG BEACH MTG LOAN TR 2003-7	11/6/2007	<a href="#">D207404818</a>	0000000	0000000
GRINDLE JASON	4/28/2006	<a href="#">D206138720</a>	0000000	0000000
PASQUINELLI PORTRAIT HOMES	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	\$276,431	\$50,000	\$326,431	\$326,431
2024	\$276,431	\$50,000	\$326,431	\$304,269
2023	\$297,375	\$27,500	\$324,875	\$276,608
2022	\$233,034	\$27,500	\$260,534	\$251,462
2021	\$201,102	\$27,500	\$228,602	\$228,602
2020	\$202,044	\$27,500	\$229,544	\$217,800

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.