



**Address:** [2304 COPPER RIDGE RD](#)  
**City:** ARLINGTON  
**Georeference:** 14213C-5-13  
**Subdivision:** FOREST HILLS ADDITION-ARLINGTON  
**Neighborhood Code:** 1X130C

**Latitude:** 32.7870276432  
**Longitude:** -97.0696730246  
**TAD Map:** 2132-404  
**MAPSCO:** TAR-070J



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

## PROPERTY DATA

**Legal Description:** FOREST HILLS ADDITION-  
ARLINGTON Block 5 Lot 13 & PART OF COMMON  
AREA

**Jurisdictions:**

CITY OF ARLINGTON (024)  
TARRANT COUNTY (220)  
TARRANT COUNTY HOSPITAL (224)  
TARRANT COUNTY COLLEGE (225)  
ARLINGTON ISD (901)

**State Code:** A

**Year Built:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/15/2025

**Site Number:** 04788117

**Site Name:** FOREST HILLS ADDITION-ARLINGTON-5-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,691

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,622

**Land Acres<sup>\*</sup>:** 0.2208

**Pool:** Y

<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:**

BEDAIR TAREK F

**Primary Owner Address:**

2304 COPPER RIDGE RD  
ARLINGTON, TX 76006-2725

**Deed Date:** 12/31/2013**Deed Volume:** 0000000**Deed Page:** 0000000**Instrument:** [D214002838](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEDAIR TAREK F ETAL	4/30/2013	<a href="#">D213114612</a>	0000000	0000000
GERA SURENDRA N	7/27/1990	00099980000387	0009998	0000387
NOBLE BRIAN D;NOBLE ELIZABETH	12/10/1987	00091450000566	0009145	0000566
AUSTIN LAWRENCE P;AUSTIN SHIRLE	3/4/1985	00081060000406	0008106	0000406
MARK T LAMKIN ASSOC INC	7/6/1984	00078810000468	0007881	0000468
GREEN OAKS JOINT VENTURE	12/31/1900	00000000000000	0000000	0000000

## VALUES

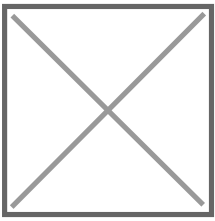
This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised <sup>+</sup>
2025	\$0	\$0	\$0	\$0
2024	\$514,022	\$95,000	\$609,022	\$570,099
2023	\$485,927	\$95,000	\$580,927	\$518,272
2022	\$409,239	\$95,000	\$504,239	\$471,156
2021	\$343,324	\$85,000	\$428,324	\$428,324
2020	\$328,345	\$85,000	\$413,345	\$413,345

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.