

Account Number: 40741141

Address: 2505 DURANGO RIDGE DR

City: BEDFORD

Georeference: 31842-A-44

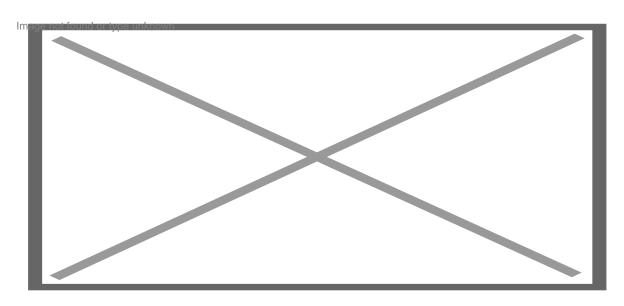
Subdivision: PASQUINELLIS DURANGO RIDGE ADD

Neighborhood Code: A3H010L

Latitude: 32.8462716804 Longitude: -97.1169904856

TAD Map: 2114-428 **MAPSCO:** TAR-054H





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

PROPERTY DATA

Legal Description: PASQUINELLIS DURANGO

RIDGE ADD Block A Lot 44

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

Protest Deadline Date: 5/15/2025

Site Number: 40741141

Site Name: PASQUINELLIS DURANGO RIDGE ADD-A-44

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,488
Percent Complete: 100%

Land Sqft*: 1,804 Land Acres*: 0.0414

Pool: N

+++ Rounded.

OWNER INFORMATION

03-16-2025 Page 1

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.



LAM HOI KI

Primary Owner Address: 2505 DURANGO RIDGE DR BEDFORD, TX 76021-7248 **Deed Date: 4/27/2018**

Deed Volume: Deed Page:

Instrument: D218089875

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|----------------|-------------|-----------|
| KENDALL RAYMOND | 11/3/2009 | D209295216 | 0000000 | 0000000 |
| BRAILEY TYRUS | 2/21/2006 | D206059932 | 0000000 | 0000000 |
| PASQUINELLI PORTRAIT HOMES | 1/1/2005 | 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* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$0 | \$0 | \$0 | \$0 |
| 2024 | \$276,431 | \$50,000 | \$326,431 | \$300,941 |
| 2023 | \$297,375 | \$25,000 | \$322,375 | \$273,583 |
| 2022 | \$233,034 | \$25,000 | \$258,034 | \$248,712 |
| 2021 | \$201,102 | \$25,000 | \$226,102 | \$226,102 |
| 2020 | \$202,044 | \$25,000 | \$227,044 | \$227,044 |

Pending indicates that the property record has not yet been completed for the indicated tax year.

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.

03-16-2025 Page 2

⁺ Appraised value may be less than market value due to state-mandated limitations of value increases.