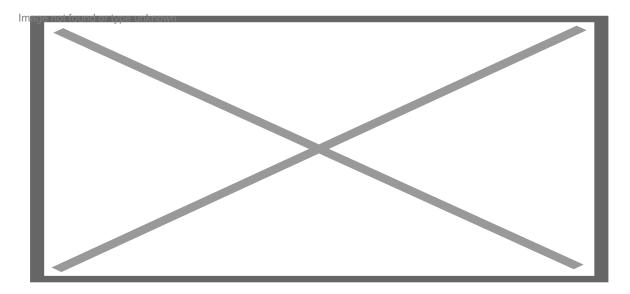


# Tarrant Appraisal District Property Information | PDF Account Number: 40741230

Address: 2531 DURANGO RIDGE DR City: BEDFORD Georeference: 31842-A-52 Subdivision: PASQUINELLIS DURANGO RIDGE ADD Neighborhood Code: A3H010L Latitude: 32.8467083659 Longitude: -97.116767931 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 52

#### 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 Site Number: 40741230 Site Name: PASQUINELLIS DURANGO RIDGE ADD-A-52 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 1,216 Percent Complete: 100% Land Sqft<sup>\*</sup>: 1,927 Land Acres<sup>\*</sup>: 0.0442 Pool: N

#### +++ Rounded.

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

## **OWNER INFORMATION**

Protest Deadline Date: 5/15/2025



RUDNICK FAMILY TRUST

Primary Owner Address: 2764 CHATSWOOD DR ROANOKE, TX 76262 Deed Date: 9/30/2022 Deed Volume: Deed Page: Instrument: D222244932

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUDNICK EILEEN M;RUDNICK UWE G	5/10/2018	D218101017		
NOGUEIRA KIMBERLY	7/23/2009	D209198403	000000	0000000
HALL ALISON L	11/29/2005	D205371771	000000	0000000
PASQUINELLI PORTRAIT HOMES	1/1/2005	000000000000000000000000000000000000000	000000	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. <u>Tarrant County Tax Office Account Information</u>.

Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$0	\$0	\$0	\$0
2024	\$245,959	\$50,000	\$295,959	\$295,959
2023	\$264,452	\$25,000	\$289,452	\$289,452
2022	\$207,680	\$25,000	\$232,680	\$232,680
2021	\$179,508	\$25,000	\$204,508	\$204,508
2020	\$180,349	\$25,000	\$205,349	\$205,349

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.