



## LOCATION

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**Address:** [1009 EDGECLIFF DR](#)  
**City:** BEDFORD  
**Georeference:** 3800-2R-9  
**Subdivision:** BROOK HOLLOW EAST ADDITION  
**Neighborhood Code:** 3B030B

**Latitude:** 32.8279208665  
**Longitude:** -97.1492484283  
**TAD Map:** 2102-420  
**MAPSCO:** TAR-054N



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** BROOK HOLLOW EAST  
ADDITION Block 2R Lot 9

**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:** 1973

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00308811

**Site Name:** BROOK HOLLOW EAST ADDITION-2R-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 4,680

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 17,485

**Land Acres<sup>\*</sup>:** 0.4014

**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

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**Current Owner:**

CANNADY RICHARD G

CANNADY C A

**Primary Owner Address:**

1009 EDGECLIFF DR  
BEDFORD, TX 76022-7417

**Deed Date:** 4/18/2012

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D212094926](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGARRY ANN CATHERINE	10/6/1997	00129370000214	0012937	0000214
CHAMBERS ANGELA M	10/9/1996	000000000000000	0000000	0000000
CHAMBERS W H EST	12/31/1900	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	\$0	\$0	\$0	\$0
2024	\$368,267	\$90,000	\$458,267	\$458,267
2023	\$408,116	\$65,000	\$473,116	\$444,833
2022	\$360,612	\$65,000	\$425,612	\$404,394
2021	\$302,631	\$65,000	\$367,631	\$367,631
2020	\$358,540	\$65,000	\$423,540	\$423,540

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.