

LOCATION

Address: [1312 SYLVIA DR](#)

City: BEDFORD

Georeference: 34307-1R1-1

Subdivision: RIDGEWOOD ADDITION-BEDFORD

Neighborhood Code: 3X020U

Latitude: 32.8523384774

Longitude: -97.1457528811

TAD Map: 2108-428

MAPSCO: TAR-054A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIDGEWOOD ADDITION-BEDFORD Block 1R1LOT 1

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: 1993

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 06211720

Site Name: RIDGEWOOD ADDITION-BEDFORD-1R1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,118

Percent Complete: 100%

Land Sqft^{*}: 8,801

Land Acres^{*}: 0.2020

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

COON JEREMY B

COON CAYCE D

Primary Owner Address:

1312 SYLVIA DR

BEDFORD, TX 76021-4500

Deed Date: 6/6/2011

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D211134909](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ANDUJAR ANGIE;ANDUJAR FERNANDO	1/7/1994	00114050000043	0011405	0000043
KELLER STATE BANK	9/7/1993	00112270001019	0011227	0001019
LEE CUSTOM HOMES INC	12/29/1992	00109160000975	0010916	0000975
SARJAK ENTERPRISES INC	5/9/1992	00106320000582	0010632	0000582
FIRST GIBRALTAR BANK	3/13/1989	00890490000863	0089049	0000863
FIRST TEXAS SAVINGS ASSN	1/1/1987	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	\$417,578	\$50,000	\$467,578	\$387,413
2023	\$336,488	\$50,000	\$386,488	\$352,194
2022	\$314,413	\$50,000	\$364,413	\$320,176
2021	\$241,069	\$50,000	\$291,069	\$291,069
2020	\$256,027	\$50,000	\$306,027	\$306,027

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.