



**Address:** [3612 ASHBURY LN](#)  
**City:** BEDFORD  
**Georeference:** 1945-10-11  
**Subdivision:** BEDFORD ESTATES ADDITION  
**Neighborhood Code:** 3X020L

**Latitude:** 32.8605051201  
**Longitude:** -97.1392052293  
**TAD Map:** 2108-432  
**MAPSCO:** TAR-040X



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BEDFORD ESTATES ADDITION  
Block 10 Lot 11

**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:** 1985

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$507,347

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00133582

**Site Name:** BEDFORD ESTATES ADDITION-10-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,133

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,180

**Land Acres<sup>\*</sup>:** 0.3714

**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

**Current Owner:**

COHEN FARIDEH S

**Primary Owner Address:**

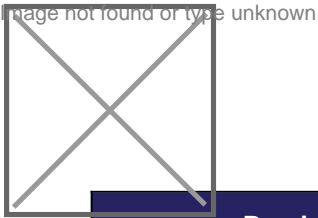
3612 ASHBURY LN  
BEDFORD, TX 76021-2403

**Deed Date:** 1/30/1986

**Deed Volume:** 0008425

**Deed Page:** 0000575

**Instrument:** 00084250000575



Previous Owners	Date	Instrument	Deed Volume	Deed Page
COHEN EMANUEL;COHEN FARIDEH S	11/23/1983	00076750000001	0007675	0000001
WATSON JOHN	12/31/1900	0000000000000000	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	\$320,000	\$130,000	\$450,000	\$439,230
2024	\$377,347	\$130,000	\$507,347	\$399,300
2023	\$410,000	\$90,000	\$500,000	\$363,000
2022	\$349,905	\$90,000	\$439,905	\$330,000
2021	\$210,000	\$90,000	\$300,000	\$300,000
2020	\$210,000	\$90,000	\$300,000	\$300,000

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.