

**Tarrant Appraisal District** 

Property Information | PDF

Account Number: 00134244

Address: 3609 SHADY BROOK DR

City: BEDFORD

Georeference: 1960-1-3

Subdivision: BEDFORD HEIGHTS ADDITION

Neighborhood Code: 3X0201

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

# PROPERTY DATA

Legal Description: BEDFORD HEIGHTS ADDITION

Block 1 Lot 3

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: 5/24/2024

Site Number: 00134244

Latitude: 32.8610336991

**TAD Map:** 2102-432 **MAPSCO:** TAR-039Z

Longitude: -97.1551654516

**Site Name:** BEDFORD HEIGHTS ADDITION-1-3 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 1,820
Percent Complete: 100%

Land Sqft\*: 12,436 Land Acres\*: 0.2854

Pool: N

+++ Rounded.

#### **OWNER INFORMATION**

Current Owner:
CORNELIUS BRENDA F
Primary Owner Address:
3609 SHADY BROOK DR

BEDFORD, TX 76021-2315

Deed Date: 12/31/1900 Deed Volume: 0000000 Deed Page: 0000000

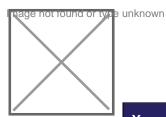
Instrument: 000000000000000

### **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.

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



Year	Improvement Market	Land Market	Total Market	Total Appraised*
2025	\$225,937	\$80,000	\$305,937	\$305,937
2024	\$225,937	\$80,000	\$305,937	\$305,937
2023	\$218,380	\$60,000	\$278,380	\$278,380
2022	\$202,097	\$60,000	\$262,097	\$262,097
2021	\$179,212	\$60,000	\$239,212	\$239,212

\$259,785

\$253,510

\$60,000

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

\$199,785

## **EXEMPTIONS / SPECIAL APPRAISAL**

2020

• 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.

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