



**Address:** [3713 HILLWOOD WAY](#)  
**City:** BEDFORD  
**Georeference:** 3915-3-2  
**Subdivision:** BROOKWOOD HILLS  
**Neighborhood Code:** 3X020P

**Latitude:** 32.8619468979  
**Longitude:** -97.1364309433  
**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:** BROOKWOOD HILLS Block 3  
Lot 2

**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:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$599,165

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

**Site Number:** 00322415

**Site Name:** BROOKWOOD HILLS-3-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 3,321

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,891

**Land Acres<sup>\*</sup>:** 0.3877

**Pool:** Y

<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:**

KAYS JOSHUA  
KAYS CORTNEY

**Primary Owner Address:**

3713 HILLWOOD WAY  
BEDFORD, TX 76021

**Deed Date:** 10/5/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215225694](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TREEHOUSE FINANCIAL LLC	5/28/2015	<a href="#">D215116247</a>		
COBOS KATHLEEN;COBOS MARCO T	5/26/1994	00115990001048	0011599	0001048
ALLEN LESLIE;ALLEN MICHAEL	7/24/1992	00107310000165	0010731	0000165
VIERTHALER JOSEPH W JR	6/26/1984	00078710001167	0007871	0001167
TEXAS FEDERAL SAVINGS & LOAN	12/31/1900	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 <sup>+</sup>
2025	\$499,165	\$100,000	\$599,165	\$599,165
2024	\$499,165	\$100,000	\$599,165	\$572,066
2023	\$503,175	\$70,000	\$573,175	\$520,060
2022	\$438,762	\$70,000	\$508,762	\$472,782
2021	\$359,802	\$70,000	\$429,802	\$429,802
2020	\$362,633	\$70,000	\$432,633	\$432,633

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.