



Address: [3253 WILLOW BEND](#)
City: BEDFORD
Georeference: 6310-1-1
Subdivision: CANTERBURY ADDITION
Neighborhood Code: 3X0301

Latitude: 32.8589296464
Longitude: -97.1186719207
TAD Map: 2114-432
MAPSCO: TAR-040Z



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CANTERBURY ADDITION Block
1 Lot 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: 1977

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$366,062

Protest Deadline Date: 5/24/2024

Site Number: 00424331

Site Name: CANTERBURY ADDITION-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,810

Percent Complete: 100%

Land Sqft^{*}: 174,240

Land Acres^{*}: 4.0000

Pool: N

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

LC4J FAMILY TRUST
LC4J FAMILY TRUST

Primary Owner Address:

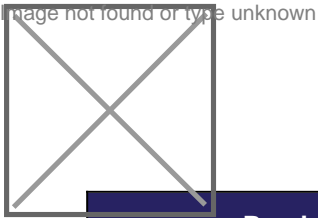
3253 WILLOW BEND
BEDFORD, TX 76021

Deed Date: 8/28/2017

Deed Volume:

Deed Page:

Instrument: [D217200575](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
JOHNSON CONNIE;JOHNSON LAUREN	7/29/1992	00107230001028	0010723	0001028
KIRCHEM STEVEN B	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 ⁺
2025	\$291,062	\$75,000	\$366,062	\$366,062
2024	\$291,062	\$75,000	\$366,062	\$344,498
2023	\$321,191	\$45,000	\$366,191	\$313,180
2022	\$261,996	\$45,000	\$306,996	\$284,709
2021	\$243,414	\$45,000	\$288,414	\$258,826
2020	\$212,350	\$45,000	\$257,350	\$235,296

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.