



Address: [3209 WILLOW BEND](#)
City: BEDFORD
Georeference: 6310-1-12
Subdivision: CANTERBURY ADDITION
Neighborhood Code: 3X0301

Latitude: 32.8568115161
Longitude: -97.1186940547
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 12

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: OOWNWELL INC (12140)

Notice Sent Date: 4/15/2025

Notice Value: \$383,099

Protest Deadline Date: 5/24/2024

Site Number: 00424455

Site Name: CANTERBURY ADDITION-1-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,043

Percent Complete: 100%

Land Sqft^{*}: 8,519

Land Acres^{*}: 0.1955

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:

SULLIVAN FAMILY REVOCABLE TRUST

Primary Owner Address:

3209 WILLOW BEND
BEDFORD, TX 76021

Deed Date: 3/10/2021

Deed Volume:

Deed Page:

Instrument: [D221079616](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SULLIVAN CINDY L;SULLIVAN EDWARD M	8/3/1984	00079170001631	0007917	0001631
CASE WILLIAM H	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	\$308,099	\$75,000	\$383,099	\$383,099
2024	\$308,099	\$75,000	\$383,099	\$370,905
2023	\$340,066	\$45,000	\$385,066	\$337,186
2022	\$277,239	\$45,000	\$322,239	\$306,533
2021	\$257,511	\$45,000	\$302,511	\$278,666
2020	\$224,536	\$45,000	\$269,536	\$253,333

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)
- DISABLED VET 70 to 99 PCT 11.22

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.