



**Address:** [3127 WILLOW BEND CT](#)  
**City:** BEDFORD  
**Georeference:** 6310-1-16  
**Subdivision:** CANTERBURY ADDITION  
**Neighborhood Code:** 3X0301

**Latitude:** 32.8562432594  
**Longitude:** -97.1189789705  
**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 16

**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:** \$397,308

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

**Site Number:** 00424501

**Site Name:** CANTERBURY ADDITION-1-16

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,294

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 15,941

**Land Acres<sup>\*</sup>:** 0.3659

**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:**

BOLLER WILLIAM JR

**Primary Owner Address:**

3127 WILLOW BEND CT  
BEDFORD, TX 76021-3834

**Deed Date:** 9/22/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** 142-17-149925

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BOLLER NEVA EST;BOLLER WILLIAM JR	6/4/1993	00110920000570	0011092	0000570
FLANAGAN JOHN P;FLANAGAN NANCY M	2/19/1991	00101900000731	0010190	0000731
MURRAY SAVINGS ASSOC	7/5/1988	00093300000745	0009330	0000745
PAULSON LINDA	2/11/1985	00080870002263	0008087	0002263
BOULTER STEPHEN G	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	\$322,308	\$75,000	\$397,308	\$397,308
2024	\$322,308	\$75,000	\$397,308	\$395,901
2023	\$355,746	\$45,000	\$400,746	\$359,910
2022	\$290,027	\$45,000	\$335,027	\$327,191
2021	\$269,393	\$45,000	\$314,393	\$297,446
2020	\$234,902	\$45,000	\$279,902	\$270,405

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.