



**Address:** [3115 WILLOW BEND CT](#)  
**City:** BEDFORD  
**Georeference:** 6310-1-19  
**Subdivision:** CANTERBURY ADDITION  
**Neighborhood Code:** 3X030I

**Latitude:** 32.8555875265  
**Longitude:** -97.1187365425  
**TAD Map:** 2114-432  
**MAPSCO:** TAR-054D



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 19

**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

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

**Site Number:** 00424544

**Site Name:** CANTERBURY ADDITION-1-19

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,899

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,916

**Land Acres<sup>\*</sup>:** 0.3194

**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:**

HODGES CLAIR  
HODGES BEATRIZ

**Primary Owner Address:**

1408 W DOGWOOD AVE  
ANAHEIM, CA 92801

**Deed Date:** 4/14/2025

**Deed Volume:**

**Deed Page:**

**Instrument:** [D225065414](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KEY KRISTEN MARIE;ROMANO WILLIAM PAUL	7/10/2020	<a href="#">D220167426</a>		
TAYLOR SETH ADAM	3/13/2014	<a href="#">D214049849</a>	0000000	0000000
SELLARS J BYRAN	10/3/2013	<a href="#">D213262377</a>	0000000	0000000
MCMASTERS D NEWTON JR;MCMASTERS DONNI	1/8/2009	<a href="#">D209037305</a>	0000000	0000000
MCMASTERS D NEWTON JR;MCMASTERS DONNI	1/7/2009	<a href="#">D209031762</a>	0000000	0000000
ROBERTS ANNA JOYCE	6/12/2000	00144530000430	0014453	0000430
ROBERTS JOYCE N;ROBERTS THOMAS A	7/5/1996	00124330000260	0012433	0000260
PYEATT GARY D	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	\$298,404	\$75,000	\$373,404	\$373,404
2024	\$298,404	\$75,000	\$373,404	\$373,404
2023	\$329,292	\$45,000	\$374,292	\$344,967
2022	\$268,606	\$45,000	\$313,606	\$313,606
2021	\$249,556	\$45,000	\$294,556	\$294,556
2020	\$217,709	\$45,000	\$262,709	\$242,383

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.