



Address: [3043 BENT TREE CT](#)
City: BEDFORD
Georeference: 6310-11-28
Subdivision: CANTERBURY ADDITION
Neighborhood Code: 3X030I

Latitude: 32.8647981168
Longitude: -97.1181457519
TAD Map: 2114-436
MAPSCO: TAR-040V



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

PROPERTY DATA

Legal Description: CANTERBURY ADDITION Block
11 Lot 28

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: 1978

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$357,000

Protest Deadline Date: 5/24/2024

Site Number: 00425907

Site Name: CANTERBURY ADDITION-11-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,899

Percent Complete: 100%

Land Sqft^{*}: 8,169

Land Acres^{*}: 0.1875

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:

KATHY R HUTCHISON LIVING TRUST

Primary Owner Address:

3043 BENT TREE CT
BEDFORD, TX 76021

Deed Date: 8/2/2021

Deed Volume:

Deed Page:

Instrument: [D221274864](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUTCHISON KATHY R	4/22/2010	D210095949	0000000	0000000
LITTEN C;LITTEN SHERRI D	9/21/2007	D207345858	0000000	0000000
HICKS SANDRA	9/21/2007	D207345857	0000000	0000000
ASHCRAFT JOHN;ASHCRAFT SANDRA	5/23/1994	00115950000247	0011595	0000247
MONRAD JOHN M	7/23/1991	00103520002273	0010352	0002273
MONRAD JOHN M;MONRAD KIMBERLY	10/13/1989	00097440000568	0009744	0000568
ADMINISTRATOR VETERAN AFFAIRS	3/20/1989	00095430000052	0009543	0000052
TURNER-YOUNG INVESTMENT CO	3/7/1989	00095340000364	0009534	0000364
DIMARCO JOHN;DIMARCO ROBYN	6/17/1985	00082200001936	0008220	0001936
JACKSON WILLIAM 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 ⁺
2025	\$282,000	\$75,000	\$357,000	\$350,156
2024	\$282,000	\$75,000	\$357,000	\$318,324
2023	\$295,000	\$45,000	\$340,000	\$289,385
2022	\$235,000	\$45,000	\$280,000	\$263,077
2021	\$237,026	\$45,000	\$282,026	\$239,161
2020	\$215,000	\$45,000	\$260,000	\$217,419

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)

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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.