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Address: [3516 PECAN CIR](#)
City: BEDFORD
Georeference: 6310-13-34
Subdivision: CANTERBURY ADDITION
Neighborhood Code: 3X030I

Latitude: 32.8638524935
Longitude: -97.1207355755
TAD Map: 2114-432
MAPSCO: TAR-040Z



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

PROPERTY DATA

Legal Description: CANTERBURY ADDITION Block
13 Lot 34

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

Protest Deadline Date: 5/24/2024

Site Number: 00426008
Site Name: CANTERBURY ADDITION-13-34
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,141
Percent Complete: 100%
Land Sqft^{*}: 10,203
Land Acres^{*}: 0.2342
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:

KALAN JUSTIN
KALAN CLAIREMARIE

Primary Owner Address:

3516 PECAN CIR
BEDFORD, TX 76021

Deed Date: 10/26/2023

Deed Volume:

Deed Page:

Instrument: [D223194695](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
NORMAN EDWARD IV	8/17/2018	D218185220		
KAEMMERLING HOLLY L;KAEMMERLING HUNTER M	9/24/2015	D215219765		
FARISH NATHAN	9/12/2014	D214213591		
SOZIO LIVING TRUST	10/9/2008	D208397273	0000000	0000000
SOZIO RITA;SOZIO THOMAS	12/31/1900	00071020001817	0007102	0001817
CHARLES SHIELDS	12/30/1900	00065760000985	0006576	0000985
CENTENNIAL HMS INC	12/29/1900	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	\$316,606	\$75,000	\$391,606	\$391,606
2024	\$316,606	\$75,000	\$391,606	\$391,606
2023	\$320,795	\$45,000	\$365,795	\$356,329
2022	\$278,935	\$45,000	\$323,935	\$323,935
2021	\$259,109	\$45,000	\$304,109	\$298,583
2020	\$226,439	\$45,000	\$271,439	\$271,439

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.