



**Address:** [3516 PECAN CIR](#)  
**City:** BEDFORD  
**Georeference:** 6310-13-34  
**Subdivision:** CANTERBURY ADDITION  
**Neighborhood Code:** 3X0301

**Latitude:** 32.8638524935  
**Longitude:** -97.1207355755  
**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  
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<sup>+++</sup>:** 2,141

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,203

**Land Acres<sup>\*</sup>:** 0.2342

**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:**

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	<a href="#">D218185220</a>		
KAEMMERLING HOLLY L;KAEMMERLING HUNTER M	9/24/2015	<a href="#">D215219765</a>		
FARISH NATHAN	9/12/2014	<a href="#">D214213591</a>		
SOZIO LIVING TRUST	10/9/2008	<a href="#">D208397273</a>	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 <sup>+</sup>
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.