



**Address:** [3016 BENT TREE LN](#)  
**City:** BEDFORD  
**Georeference:** 6310-13-38  
**Subdivision:** CANTERBURY ADDITION  
**Neighborhood Code:** 3X030I

**Latitude:** 32.8640436241  
**Longitude:** -97.1197668809  
**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 38

**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:** OOWNWELL INC (12140)  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$380,434  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 00426040  
**Site Name:** CANTERBURY ADDITION-13-38  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,963  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,208  
**Land Acres<sup>\*</sup>:** 0.1884  
**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:**  
NELSON BRIAN L  
NELSON KERRI V  
**Primary Owner Address:**  
3016 BENT TREE LN  
BEDFORD, TX 76021-2803

**Deed Date:** 6/14/1993  
**Deed Volume:** 0011116  
**Deed Page:** 0001342  
**Instrument:** 00111160001342

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SMITH STEVEN G	12/31/1900	0000000000000000	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	\$305,434	\$75,000	\$380,434	\$380,434
2024	\$305,434	\$75,000	\$380,434	\$367,134
2023	\$337,072	\$45,000	\$382,072	\$333,758
2022	\$274,831	\$45,000	\$319,831	\$303,416
2021	\$255,279	\$45,000	\$300,279	\$275,833
2020	\$222,613	\$45,000	\$267,613	\$250,757

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.