



Address: [3028 BENT TREE LN](#)
City: BEDFORD
Georeference: 6310-13-41
Subdivision: CANTERBURY ADDITION
Neighborhood Code: 3X0301

Latitude: 32.8642210073
Longitude: -97.1191067765
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 41

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: 00426075

Site Name: CANTERBURY ADDITION-13-41

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,963

Percent Complete: 100%

Land Sqft^{*}: 7,938

Land Acres^{*}: 0.1822

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:

HUTCHISON IRREVOCABLE TRUST

Primary Owner Address:

3028 BENT TREE LN
BEDFORD, TX 76021-2803

Deed Date: 7/22/2021

Deed Volume:

Deed Page:

Instrument: [D221212062](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HUTCHISON FAMILY TRUST,THE	10/22/2019	D219271746		
HUTCHISON TRAVIS L	3/26/2009	D209087500	0000000	0000000
HUTCHISON TRAVIS L	10/6/2001	000000000000000	0000000	0000000
HUTCHISON ROXANNE;HUTCHISON TRAVIS L	11/11/1983	00076760001318	0007676	0001318
INNIS KARYL KAYE	12/31/1900	000000000000000	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	\$348,858
2024	\$282,000	\$75,000	\$357,000	\$317,144
2023	\$337,072	\$45,000	\$382,072	\$288,313
2022	\$241,000	\$45,000	\$286,000	\$262,103
2021	\$241,000	\$45,000	\$286,000	\$238,275
2020	\$190,000	\$45,000	\$235,000	\$216,614

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.