



**Address:** [3715 PECAN CIR](#)  
**City:** BEDFORD  
**Georeference:** 6310-16-14  
**Subdivision:** CANTERBURY ADDITION  
**Neighborhood Code:** 3X030I

**Latitude:** 32.8655321052  
**Longitude:** -97.1212931376  
**TAD Map:** 2114-436  
**MAPSCO:** TAR-040V



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** CANTERBURY ADDITION Block  
16 Lot 14

**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:** 1979

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00426210

**Site Name:** CANTERBURY ADDITION-16-14

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,963

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,534

**Land Acres<sup>\*</sup>:** 0.1729

**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:**

DESIR GUY JOSEPH

**Primary Owner Address:**

3715 PECAN CIR  
BEDFORD, TX 76021

**Deed Date:** 9/9/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219216878](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRAY DANIEL J	12/29/2017	<a href="#">D217300128</a>		
FYG FLOORING LLC	8/14/2017	<a href="#">D217186748</a>		
JMJ CONSTRUCTION	7/4/2017	<a href="#">D217158551</a>		
ROYAL EDDYE J JR	5/31/2016	<a href="#">D216155779</a>		
ROYAL EDDYE J	7/15/1986	00086140000802	0008614	0000802
HAWLEY;HAWLEY WALTER	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	\$308,090	\$75,000	\$383,090	\$383,090
2024	\$308,090	\$75,000	\$383,090	\$383,090
2023	\$339,978	\$45,000	\$384,978	\$354,398
2022	\$277,180	\$45,000	\$322,180	\$322,180
2021	\$257,443	\$45,000	\$302,443	\$296,432
2020	\$224,484	\$45,000	\$269,484	\$269,484

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.