



**Address:** [3013 BENT TREE LN](#)  
**City:** BEDFORD  
**Georeference:** 6310-17-7  
**Subdivision:** CANTERBURY ADDITION  
**Neighborhood Code:** 3X030I

**Latitude:** 32.8644133473  
**Longitude:** -97.12015348  
**TAD Map:** 2114-432  
**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  
17 Lot 7

**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:** 00426342

**Site Name:** CANTERBURY ADDITION-17-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,810

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,834

**Land Acres<sup>\*</sup>:** 0.1798

**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:**

NEAL MATT T

**Primary Owner Address:**

13556 SADDLEWOOD DR  
HASLET, TX 76052-4812

**Deed Date:** 3/12/2009

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D209074245](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
STIBOREK JOHN B;STIBOREK SHARI H	1/29/2002	00154430000130	0015443	0000130
NEARY PATRICK M	6/23/1997	00128210000054	0012821	0000054
DONOR AMY GAIL;DONOR JOHN R JR	4/22/1991	00102430001417	0010243	0001417
MALOOF GEORGE C JR	12/31/1900	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	\$294,224	\$75,000	\$369,224	\$369,224
2024	\$294,224	\$75,000	\$369,224	\$369,224
2023	\$324,592	\$45,000	\$369,592	\$369,592
2022	\$264,863	\$45,000	\$309,863	\$309,863
2021	\$246,102	\$45,000	\$291,102	\$291,102
2020	\$214,757	\$45,000	\$259,757	\$259,757

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

There are no exemptions for this property

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.