



**Address:** [3612 TEAL LN](#)  
**City:** BEDFORD  
**Georeference:** 8887-2-4  
**Subdivision:** CROSS TIMBERS ADDITION  
**Neighborhood Code:** 3X030G

**Latitude:** 32.8649040431  
**Longitude:** -97.1234850414  
**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:** CROSS TIMBERS ADDITION  
Block 2 Lot 4

**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:** 1983

**Personal Property Account:** N/A

**Agent:** WATCHTOWER PROTEST (12186)

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

**Site Number:** 00670170

**Site Name:** CROSS TIMBERS ADDITION-2-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,915

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,058

**Land Acres<sup>\*</sup>:** 0.1849

**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:**

MILLICAN DANIEL B

MILLICAN JILL

**Primary Owner Address:**

3612 TEAL LN

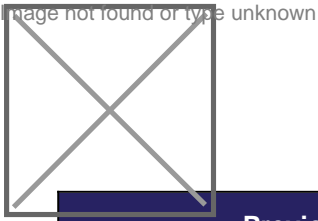
BEDFORD, TX 76021-2737

**Deed Date:** 8/6/1993

**Deed Volume:** 0011188

**Deed Page:** 0001589

**Instrument:** 00111880001589



Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEDBERRY DALE OWEN	2/7/1986	00084520000046	0008452	0000046
SEDBERRY DALE;SEDBERRY JACQUELINE	6/2/1983	00075240001818	0007524	0001818
CROW DEV CO INC	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	\$279,965	\$70,000	\$349,965	\$349,965
2024	\$279,965	\$70,000	\$349,965	\$349,965
2023	\$340,390	\$45,000	\$385,390	\$328,757
2022	\$273,061	\$45,000	\$318,061	\$298,870
2021	\$264,888	\$45,000	\$309,888	\$271,700
2020	\$202,000	\$45,000	\$247,000	\$247,000

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.