



**Address:** [3713 CHITTAM LN](#)  
**City:** BEDFORD  
**Georeference:** 8887-2-11  
**Subdivision:** CROSS TIMBERS ADDITION  
**Neighborhood Code:** 3X030G

**Latitude:** 32.8656779929  
**Longitude:** -97.1231051437  
**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 11

**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:** 1982

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 00670243

**Site Name:** CROSS TIMBERS ADDITION-2-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,802

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,894

**Land Acres<sup>\*</sup>:** 0.1812

**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:**

THUENER IRREVOCABLE TRUST

**Primary Owner Address:**

3713 CHITTAM LN  
BEDFORD, TX 76021-2728

**Deed Date:** 7/7/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221194892](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THUENER JOAN M;THUENER JOHN S	12/18/1990	00101310000383	0010131	0000383
SMERSH MONICA;SMERSH WILLIAM J	5/22/1987	00089600002312	0008960	0002312
LEIZEISER MARGARET;LEIZEISER STEPHEN	4/6/1983	00074800002038	0007480	0002038



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	\$290,778	\$70,000	\$360,778	\$360,778
2024	\$290,778	\$70,000	\$360,778	\$360,778
2023	\$341,609	\$45,000	\$386,609	\$337,436
2022	\$261,760	\$45,000	\$306,760	\$306,760
2021	\$253,919	\$45,000	\$298,919	\$295,035
2020	\$223,214	\$45,000	\$268,214	\$268,214

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.