



**Address:** [3212 HICKORY CT](#)  
**City:** BEDFORD  
**Georeference:** 30940-2-31  
**Subdivision:** OAK VIEW HILLS  
**Neighborhood Code:** 3X0301

**Latitude:** 32.8573884318  
**Longitude:** -97.1198847968  
**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:** OAK VIEW HILLS Block 2 Lot 31

**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:** 1976

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Site Number:** 02051788  
**Site Name:** OAK VIEW HILLS-2-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,787  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,566  
**Land Acres<sup>\*</sup>:** 0.1966  
**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:**

JULIAN HAROLD III  
JULIAN JESSIC

**Primary Owner Address:**

3212 HICKORY CT  
BEDFORD, TX 76021-3808

**Deed Date:** 12/22/2010  
**Deed Volume:** 0000000  
**Deed Page:** 0000000  
**Instrument:** [D211002430](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HOLMES JON-ERIC GARZA;HOLMES TIM	5/4/1995	00119630000562	0011963	0000562
STEVENS EDDIE LEE	1/7/1980	00068690000923	0006869	0000923



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	\$245,890	\$75,000	\$320,890	\$320,890
2024	\$245,890	\$75,000	\$320,890	\$320,890
2023	\$312,437	\$45,000	\$357,437	\$306,533
2022	\$256,398	\$45,000	\$301,398	\$278,666
2021	\$238,265	\$45,000	\$283,265	\$253,333
2020	\$207,934	\$45,000	\$252,934	\$230,303

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.