



Address: [3009 PECAN CIR](#)
City: BEDFORD
Georeference: 30940-12-12
Subdivision: OAK VIEW HILLS
Neighborhood Code: 3X0301

Latitude: 32.8614778284
Longitude: -97.1194290475
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 12 Lot 12

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: 1977

Personal Property Account: N/A

Agent: OCONNOR & ASSOCIATES (00436)

Protest Deadline Date: 5/24/2024

Site Number: 02053268

Site Name: OAK VIEW HILLS-12-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,954

Percent Complete: 100%

Land Sqft^{*}: 7,651

Land Acres^{*}: 0.1756

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

YEAGER STEVEN D

YEAGER AMY

Primary Owner Address:

3009 PECAN CIR
BEDFORD, TX 76021-2832

Deed Date: 1/2/2008

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D208006465](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCCULLERS DAVID	5/17/2007	D207178169	0000000	0000000
COLLINGS BARBARA D;COLLINGS DON W II	7/19/1990	00099920001901	0009992	0001901
CICHON OLGA GARMENDIA	12/21/1987	00091490002344	0009149	0002344
GARMENDIA ALEXANDER F	12/31/1900	000000000000000	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 ⁺
2025	\$259,840	\$75,000	\$334,840	\$334,840
2024	\$303,405	\$75,000	\$378,405	\$378,405
2023	\$354,712	\$45,000	\$399,712	\$366,485
2022	\$288,168	\$45,000	\$333,168	\$333,168
2021	\$268,849	\$45,000	\$313,849	\$309,707
2020	\$236,552	\$45,000	\$281,552	\$281,552

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.