



**Address:** [2905 PECAN CIR](#)  
**City:** BEDFORD  
**Georeference:** 30940-13-20  
**Subdivision:** OAK VIEW HILLS  
**Neighborhood Code:** 3X0301

**Latitude:** 32.8611556141  
**Longitude:** -97.1206624944  
**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 13 Lot 20

**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:** None

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

**Site Number:** 02053624

**Site Name:** OAK VIEW HILLS-13-20

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,094

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,395

**Land Acres<sup>\*</sup>:** 0.2386

**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:**

FRANCIS HANEEFAH

**Primary Owner Address:**

2905 PECAN CIR  
BEDFORD, TX 76021

**Deed Date:** 4/27/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221118738](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
COPPIN DONNA B;COPPIN PAUL J	12/12/2013	<a href="#">D213313523</a>	0000000	0000000
DEWITT PAMELA WATERS	9/27/2002	00160180000314	0016018	0000314
STINSON ANISSA R;STINSON R LEE	3/26/1997	00127170001606	0012717	0001606
SARTIN WILLIAM B ET AL	8/1/1994	00116780002060	0011678	0002060
HIGH GEORGE R	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 <sup>+</sup>
2025	\$312,844	\$75,000	\$387,844	\$387,844
2024	\$312,844	\$75,000	\$387,844	\$387,844
2023	\$345,159	\$45,000	\$390,159	\$359,330
2022	\$281,664	\$45,000	\$326,664	\$326,664
2021	\$261,732	\$45,000	\$306,732	\$300,751
2020	\$228,410	\$45,000	\$273,410	\$273,410

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)
- DISABLED VET 70 to 99 PCT 11.22

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.