



Address: [3400 PECAN CIR](#)
City: BEDFORD
Georeference: 30940-13-22
Subdivision: OAK VIEW HILLS
Neighborhood Code: 3X0301

Latitude: 32.8615482066
Longitude: -97.1207900919
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 22

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: 02053640

Site Name: OAK VIEW HILLS-13-22

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,720

Percent Complete: 100%

Land Sqft^{*}: 7,483

Land Acres^{*}: 0.1717

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:

PETREE HEATHER K

Primary Owner Address:

3400 PECAN CIR
BEDFORD, TX 76021-2829

Deed Date: 1/28/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210035036](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SNAPP ROBERT H	10/14/2009	D209279136	0000000	0000000
SNAPP ROBERT;SNAPP VALERIE	6/27/2002	00158230000040	0015823	0000040
REALTY INVESTMENT PARTNERS LLC	2/5/2002	00157700000001	0015770	0000001
ROBERTS RANDALL	8/17/1999	00139820000155	0013982	0000155
FISHER KAROL WILLSON	4/15/1992	00106040002393	0010604	0002393
WILLIAMS JAMES FISHER	12/31/1900	00000000000000	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	\$270,298	\$75,000	\$345,298	\$345,298
2024	\$270,298	\$75,000	\$345,298	\$345,298
2023	\$298,218	\$45,000	\$343,218	\$317,217
2022	\$243,379	\$45,000	\$288,379	\$288,379
2021	\$226,168	\$45,000	\$271,168	\$266,631
2020	\$197,392	\$45,000	\$242,392	\$242,392

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.