



**Address:** [3408 PECAN CIR](#)  
**City:** BEDFORD  
**Georeference:** 30940-13-24  
**Subdivision:** OAK VIEW HILLS  
**Neighborhood Code:** 3X0301

**Latitude:** 32.8619343782  
**Longitude:** -97.1207881093  
**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 24

**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:** NORTH TEXAS PROPERTY TAX SERV (00855)

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

**Site Number:** 02053667

**Site Name:** OAK VIEW HILLS-13-24

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,976

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,239

**Land Acres<sup>\*</sup>:** 0.1891

**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:**

BECKINGER ARWEN  
BECKINGER WILLIAM CARL II

**Primary Owner Address:**

3408 PECAN CIR  
BEDFORD, TX 76021

**Deed Date:** 1/19/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218013714](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SOWERBROWER A;SOWERBROWER L CHITWOOD	6/23/2004	<a href="#">D204201279</a>	0000000	0000000
SKAGGS MILTON	10/28/1998	00135080000100	0013508	0000100
SMITH MUREL N;SMITH VENITA J	12/31/1900	0000000000000000	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	\$193,300	\$75,000	\$268,300	\$268,300
2024	\$247,300	\$75,000	\$322,300	\$322,300
2023	\$294,900	\$45,000	\$339,900	\$339,900
2022	\$274,362	\$45,000	\$319,362	\$319,362
2021	\$254,943	\$45,000	\$299,943	\$294,223
2020	\$222,475	\$45,000	\$267,475	\$267,475

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.