



Address: [3428 PECAN CIR](#)
City: BEDFORD
Georeference: 30940-13-29
Subdivision: OAK VIEW HILLS
Neighborhood Code: 3X0301

Latitude: 32.8628927624
Longitude: -97.1207839241
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 29

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

Notice Sent Date: 4/15/2025

Notice Value: \$381,301

Protest Deadline Date: 5/24/2024

Site Number: 02053713

Site Name: OAK VIEW HILLS-13-29

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,785

Percent Complete: 100%

Land Sqft^{*}: 7,238

Land Acres^{*}: 0.1661

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:

DOWLING JAMES TROY
DOWLING CINDY

Primary Owner Address:

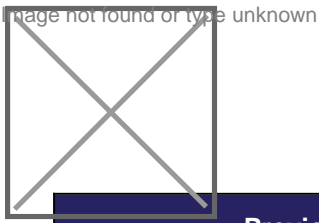
3428 PECAN CIR
BEDFORD, TX 76021-2829

Deed Date: 2/22/2022

Deed Volume:

Deed Page:

Instrument: [D222052120](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TROY AND CINDY DOWLING FAMILY TRUST	10/24/2018	D218238635		
DOWLING CINDY;DOWLING JAMES TROY	12/5/2008	D208452602	0000000	0000000
MORRISON J E;MORRISON M R FLANAGA	2/9/2005	D205049198	0000000	0000000
OVERATH AMY J	9/24/2003	D203373327	0000000	0000000
WHITELEY SUZANNE	7/1/1997	00128370000234	0012837	0000234
MORELAND GEORGE W	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	\$306,301	\$75,000	\$381,301	\$381,301
2024	\$306,301	\$75,000	\$381,301	\$358,705
2023	\$335,936	\$45,000	\$380,936	\$326,095
2022	\$259,959	\$45,000	\$304,959	\$296,450
2021	\$243,482	\$45,000	\$288,482	\$269,500
2020	\$200,000	\$45,000	\$245,000	\$245,000

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.