



**Address:** [3504 PECAN CIR](#)  
**City:** BEDFORD  
**Georeference:** 30940-13-31  
**Subdivision:** OAK VIEW HILLS  
**Neighborhood Code:** 3X030I

**Latitude:** 32.8632744755  
**Longitude:** -97.1207849723  
**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 31

**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:** INTEGRATAX (00753)

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

**Site Number:** 02053748

**Site Name:** OAK VIEW HILLS-13-31

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,651

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,560

**Land Acres<sup>\*</sup>:** 0.1735

**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:**

DEZENDORF FREDERICK JR

**Primary Owner Address:**

3504 PECAN CIR  
BEDFORD, TX 76021-2809

**Deed Date:** 1/10/2001

**Deed Volume:** 0014689

**Deed Page:** 0000034

**Instrument:** 00146890000034

| Previous Owners                | Date       | Instrument       | Deed Volume | Deed Page |
|--------------------------------|------------|------------------|-------------|-----------|
| LIGGETT DEBRA P;LIGGETT RONALD | 3/25/1988  | 00092270001339   | 0009227     | 0001339   |
| GRIFFITH PHILLIP EARL          | 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 | \$143,144          | \$75,000    | \$218,144    | \$218,144                    |
| 2024 | \$197,441          | \$75,000    | \$272,441    | \$272,441                    |
| 2023 | \$251,015          | \$45,000    | \$296,015    | \$296,015                    |
| 2022 | \$216,599          | \$45,000    | \$261,599    | \$251,412                    |
| 2021 | \$183,556          | \$45,000    | \$228,556    | \$228,556                    |
| 2020 | \$183,556          | \$45,000    | \$228,556    | \$228,556                    |

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

There are no exemptions for this property

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.