



Address: [325 WARBLER DR](#)
City: BEDFORD
Georeference: 33220-6-16
Subdivision: QUAIL CREST ESTATES
Neighborhood Code: 3X010G

Latitude: 32.8600103218
Longitude: -97.1639550091
TAD Map: 2102-432
MAPSCO: TAR-039Y



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: QUAIL CREST ESTATES Block
6 Lot 16

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: THE RAY TAX GROUP LLC (01008)

Notice Sent Date: 4/15/2025

Notice Value: \$402,678

Protest Deadline Date: 5/24/2024

Site Number: 02290812

Site Name: QUAIL CREST ESTATES-6-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,270

Percent Complete: 100%

Land Sqft^{*}: 10,164

Land Acres^{*}: 0.2333

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:

RUSHING RICHARD
RUSHING PAMELA

Primary Owner Address:

325 WARBLER DR
BEDFORD, TX 76021-3224

Deed Date: 2/14/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213040788](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAWKINS LINDA F	7/10/2002	00158740000239	0015874	0000239
HAWKINS LINDA F;HAWKINS NORMAN T	6/10/1997	00127970000452	0012797	0000452
GRAY IRENE E	2/10/1994	00114540001881	0011454	0001881
JASON BARRY LEE	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	\$246,120	\$100,000	\$346,120	\$328,999
2024	\$302,678	\$100,000	\$402,678	\$299,090
2023	\$320,416	\$75,000	\$395,416	\$271,900
2022	\$172,182	\$75,000	\$247,182	\$247,182
2021	\$172,182	\$75,000	\$247,182	\$247,182
2020	\$172,182	\$75,000	\$247,182	\$247,182

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.