



**Address:** [3216 EMERALD ST](#)  
**City:** BEDFORD  
**Georeference:** 41468-7-4  
**Subdivision:** TEAKWOOD ESTATES ADDITION  
**Neighborhood Code:** 3X030V

**Latitude:** 32.856504624  
**Longitude:** -97.1130614288  
**TAD Map:** 2114-432  
**MAPSCO:** TAR-041W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** TEAKWOOD ESTATES  
ADDITION Block 7 Lot 4

**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:** 1982

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$342,234

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

**Site Number:** 03098966

**Site Name:** TEAKWOOD ESTATES ADDITION-7-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,652

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,244

**Land Acres<sup>\*</sup>:** 0.1892

**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:**

LEFEBVRE PHILIP ERNEST  
NGUYEN VY THUY

**Primary Owner Address:**

3216 EMERALD ST  
BEDFORD, TX 76021

**Deed Date:** 9/4/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219202492](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LYDAY SCOTT	12/19/2008	<a href="#">D208463873</a>	0000000	0000000
CRAWFORD ALANNA;CRAWFORD MARTY L	7/28/2000	00144530000365	0014453	0000365
BLACKARD PATRICK M;BLACKARD SANDRA	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 <sup>+</sup>
2025	\$248,000	\$75,000	\$323,000	\$323,000
2024	\$267,234	\$75,000	\$342,234	\$313,203
2023	\$230,204	\$55,000	\$285,204	\$284,730
2022	\$221,320	\$55,000	\$276,320	\$258,845
2021	\$180,314	\$55,000	\$235,314	\$235,314
2020	\$181,792	\$55,000	\$236,792	\$236,792

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.