



**Address:** [3112 EMERALD ST](#)  
**City:** BEDFORD  
**Georeference:** 42078-2-1  
**Subdivision:** THREE OAKS ADDITION  
**Neighborhood Code:** 3X030W

**Latitude:** 32.8555508957  
**Longitude:** -97.113063816  
**TAD Map:** 2114-432  
**MAPSCO:** TAR-055A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** THREE OAKS ADDITION Block  
2 Lot 1

**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:** 1983

**Personal Property Account:** N/A

**Agent:** OOWNWELL INC (12140)

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

**Notice Value:** \$295,691

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

**Site Number:** 03129292

**Site Name:** THREE OAKS ADDITION-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,501

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,923

**Land Acres<sup>\*</sup>:** 0.1130

**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:**

WEBSTER LYNN

**Primary Owner Address:**

3112 EMERALD ST  
BEDFORD, TX 76021-3954

**Deed Date:** 4/25/2008

**Deed Volume:** 00000000

**Deed Page:** 00000000

**Instrument:** [D208159463](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BURRIS DEREK	6/8/2001	00150070000355	0015007	0000355
STACK ROBERT M	6/23/1993	00111430000390	0011143	0000390
EUBANK JAMES;EUBANK PATRICIA	8/29/1989	00096930002067	0009693	0002067
OBENHAUS RICHARD R	1/9/1985	00080540001005	0008054	0001005
BROOKS BUILDERS INC	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	\$178,085	\$70,000	\$248,085	\$248,085
2024	\$225,691	\$70,000	\$295,691	\$242,868
2023	\$255,071	\$45,000	\$300,071	\$220,789
2022	\$200,405	\$45,000	\$245,405	\$200,717
2021	\$198,719	\$45,000	\$243,719	\$182,470
2020	\$166,114	\$45,000	\$211,114	\$165,882

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.