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**Address:** [3104 WHITEBIRCH CT](#)  
**City:** BEDFORD  
**Georeference:** 47470-10-17  
**Subdivision:** WOODBRIDGE ADDITION  
**Neighborhood Code:** 3X020X

**Latitude:** 32.8568098055  
**Longitude:** -97.1325147238  
**TAD Map:** 2108-432  
**MAPSCO:** TAR-040Y



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

## PROPERTY DATA

**Legal Description:** WOODBRIDGE ADDITION Block  
10 Lot 17

**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:** 1984

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$364,649

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

**Site Number:** 03591018

**Site Name:** WOODBRIDGE ADDITION-10-17

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,702

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,247

**Land Acres<sup>\*</sup>:** 0.2352

**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:**

BOUCHER MARCUS  
BOUCHER RACHAEL

**Primary Owner Address:**

3104 WHITEBIRCH CT  
BEDFORD, TX 76021-3501

**Deed Date:** 9/5/2001

**Deed Volume:** 0015131

**Deed Page:** 0000382

**Instrument:** 00151310000382

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SHADY ROBERT D	9/4/2001	00151310000381	0015131	0000381
SHADY RD;SHADY REBA EST	7/8/1999	00139030000091	0013903	0000091
SMITH JAMES P;SMITH LYNN C	7/28/1998	00133580000358	0013358	0000358
LOZANO KELLY;LOZANO MIGUEL	9/7/1993	00112410001998	0011241	0001998
DILLMEIER KATHLEEN;DILLMEIER KIETH	7/5/1984	00078870001621	0007887	0001621
TRI-CITY BUILDINGS INC	12/31/1900	00074270001537	0007427	0001537
HEMOCRAFT LAND DEV C	12/30/1900	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	\$289,649	\$75,000	\$364,649	\$364,649
2024	\$289,649	\$75,000	\$364,649	\$333,886
2023	\$292,043	\$45,000	\$337,043	\$303,533
2022	\$234,557	\$45,000	\$279,557	\$275,939
2021	\$220,213	\$45,000	\$265,213	\$250,854
2020	\$203,264	\$45,000	\$248,264	\$228,049

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.