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**Address:** [3017 HOMECRAFT CT](#)  
**City:** BEDFORD  
**Georeference:** 47470-8-6  
**Subdivision:** WOODBRIDGE ADDITION  
**Neighborhood Code:** 3X020X

**Latitude:** 32.8552799128  
**Longitude:** -97.1329717596  
**TAD Map:** 2108-432  
**MAPSCO:** TAR-054B



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

## PROPERTY DATA

**Legal Description:** WOODBRIDGE ADDITION Block  
8 Lot 6

**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:** 1980

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$344,113

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

**Site Number:** 03592731

**Site Name:** WOODBRIDGE ADDITION-8-6

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,542

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,022

**Land Acres<sup>\*</sup>:** 0.2300

**Pool:** Y

<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:**

FLUTY FAMILY REVOCABLE LIVING TRUST

**Primary Owner Address:**

3017 HOMECRAFT CT  
BEDFORD, TX 76021

**Deed Date:** 3/14/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218058898](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FLUTY FAMILY REVOCABLE LIVING TRUST	12/16/2014	<a href="#">D214273088</a>		
FLUTY ARCELIS;FLUTY KAREN	5/3/1991	00102470000455	0010247	0000455
SECRETARY OF HUD	1/3/1991	00101430001309	0010143	0001309
FIRST GIBRALTAR BANK FSB	12/7/1990	00101200001982	0010120	0001982
MINTON A LEON	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	\$269,113	\$75,000	\$344,113	\$344,113
2024	\$269,113	\$75,000	\$344,113	\$314,313
2023	\$271,242	\$45,000	\$316,242	\$285,739
2022	\$217,192	\$45,000	\$262,192	\$259,763
2021	\$204,996	\$45,000	\$249,996	\$236,148
2020	\$190,567	\$45,000	\$235,567	\$214,680

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)
- Surviving Spouse of Disabled Vet 100 PCT

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.