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Tarrant Appraisal District  
Property Information | PDF  
**Account Number: 04412478**

**Address:** [2709 WOODRILL CT](#)  
**City:** BEDFORD  
**Georeference:** 8887-6-2  
**Subdivision:** CROSS TIMBERS ADDITION  
**Neighborhood Code:** 3X030G

**Latitude:** 32.8657671441  
**Longitude:** -97.1252215311  
**TAD Map:** 2114-436  
**MAPSCO:** TAR-040U



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

## PROPERTY DATA

**Legal Description:** CROSS TIMBERS ADDITION  
Block 6 Lot 2

**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:** RESOLUTE PROPERTY TAX SOLUTION (00988)

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

**Site Number:** 04412478

**Site Name:** CROSS TIMBERS ADDITION-6-2

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,748

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,737

**Land Acres<sup>\*</sup>:** 0.2005

**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:**

2018-4 IH BORROWER LP

**Primary Owner Address:**

5420 LYNDON B JOHNSON FRWY STE 600  
DALLAS, TX 75240

**Deed Date:** 11/7/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218260696](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CSH 2016-1 BORROWER LLC	6/7/2016	<a href="#">D216123347</a>		
CAH RENTALS TEXAS LLC	4/27/2015	<a href="#">D215087684</a>		
COLFIN AH-TEXAS 5 LLC	2/5/2015	<a href="#">D215026580</a>		
LANNING MICHELLE;LANNING VERNAL	1/4/2006	<a href="#">D206026637</a>	0000000	0000000
JP MORGAN CHASE BANK	7/5/2005	<a href="#">D205205931</a>	0000000	0000000
WILSON KEVIN D;WILSON LINDA J	12/31/1900	00076130000659	0007613	0000659
CROW DEV CO	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	\$362,412	\$70,000	\$432,412	\$432,412
2024	\$362,412	\$70,000	\$432,412	\$432,412
2023	\$398,950	\$45,000	\$443,950	\$443,950
2022	\$252,296	\$45,000	\$297,296	\$297,296
2021	\$252,296	\$45,000	\$297,296	\$297,296
2020	\$246,053	\$45,000	\$291,053	\$291,053

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

There are no exemptions for this property

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.