



**Address:** [3301 S SAGE CT](#)  
**City:** BEDFORD  
**Georeference:** 47467-2-4  
**Subdivision:** WOODBRIDGE ADDITION  
**Neighborhood Code:** 3X030N

**Latitude:** 32.8569695636  
**Longitude:** -97.1317383008  
**TAD Map:** 2108-432  
**MAPSCO:** TAR-040Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** WOODBRIDGE ADDITION Block  
2 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:** 1985

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

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

**Notice Value:** \$348,407

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

**Site Number:** 05487781

**Site Name:** WOODBRIDGE ADDITION-2-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,858

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,572

**Land Acres<sup>\*</sup>:** 0.3804

**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:**

GRADO DAVID

**Primary Owner Address:**

3301 S SAGE CT  
BEDFORD, TX 76021-2661

**Deed Date:** 5/31/2011

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D211162454](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GRADO MAGDELENA G	6/7/2008	<a href="#">D208233627</a>	0000000	0000000
GRADO DAVID;GRADO MAGDALENA G	8/12/2002	00159050000044	0015905	0000044
HOME AMERICA INC	4/2/2002	00156800000026	0015680	0000026
ALLISON KERRY;ALLISON MELINDA	6/26/1996	00024250000389	0002425	0000389
CASTON FELIX H;CASTON PAMELA M	9/7/1990	00100400001898	0010040	0001898
THRASHER MARGARET;THRASHER RONNIE W	12/31/1985	00084150000448	0008415	0000448
CENTENNIAL HOMES INC	1/1/1984	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	\$273,407	\$75,000	\$348,407	\$347,391
2024	\$273,407	\$75,000	\$348,407	\$315,810
2023	\$324,678	\$45,000	\$369,678	\$287,100
2022	\$216,000	\$45,000	\$261,000	\$261,000
2021	\$216,000	\$45,000	\$261,000	\$261,000
2020	\$220,013	\$45,000	\$265,013	\$265,013

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.