



Address: [2609 WILLOW CREST CT](#)
City: BEDFORD
Georeference: 7410-1-3
Subdivision: CLASSIC CONCEPTS I ADDITION
Neighborhood Code: 3X030F

Latitude: 32.8503228221
Longitude: -97.1238436163
TAD Map: 2114-428
MAPSCO: TAR-054C



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CLASSIC CONCEPTS I
ADDITION Block 1 Lot 3

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: 1986

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$334,592

Protest Deadline Date: 5/24/2024

Site Number: 06000185

Site Name: CLASSIC CONCEPTS I ADDITION-1-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,627

Percent Complete: 100%

Land Sqft^{*}: 7,803

Land Acres^{*}: 0.1791

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

FRANZ JOHN J JR

Primary Owner Address:

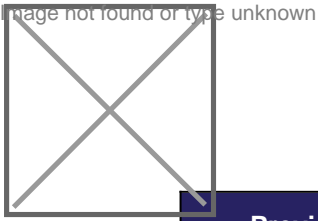
2609 WILLOW CREST CT
BEDFORD, TX 76021-4933

Deed Date: 1/17/2001

Deed Volume: 0014694

Deed Page: 0000073

Instrument: 00146940000073



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRICOLI ROCCO A	1/14/1987	00088120000303	0008812	0000303
CLASSIC CONCEPTS INC	1/1/1986	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 ⁺
2025	\$254,592	\$80,000	\$334,592	\$334,592
2024	\$254,592	\$80,000	\$334,592	\$311,079
2023	\$256,662	\$60,000	\$316,662	\$282,799
2022	\$210,074	\$60,000	\$270,074	\$257,090
2021	\$173,718	\$60,000	\$233,718	\$233,718
2020	\$175,097	\$60,000	\$235,097	\$235,097

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.