



Address: [2612 WILLOW CREST CT](#)
City: BEDFORD
Georeference: 7410-1-8
Subdivision: CLASSIC CONCEPTS I ADDITION
Neighborhood Code: 3X030F

Latitude: 32.8498434044
Longitude: -97.1236071897
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 8

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: 1987

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Protest Deadline Date: 5/24/2024

Site Number: 06000231

Site Name: CLASSIC CONCEPTS I ADDITION-1-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,845

Percent Complete: 100%

Land Sqft^{*}: 7,546

Land Acres^{*}: 0.1732

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:

WEIRICH CANDICE S

Primary Owner Address:

2612 WILLOW CREST CT
BEDFORD, TX 76021-4933

Deed Date: 1/29/2010

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D210022966](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|----------------------------|-----------|----------------------------|-------------|-----------|
| ASPRION BRAD | 7/9/2009 | D209250965 | 0000000 | 0000000 |
| ASPRION AMY G;ASPRION BRAD | 9/22/2005 | D205293816 | 0000000 | 0000000 |
| ROARK PEGGY SUE | 4/27/1988 | 00092540001593 | 0009254 | 0001593 |
| 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 | \$262,124 | \$80,000 | \$342,124 | \$342,124 |
| 2024 | \$262,124 | \$80,000 | \$342,124 | \$342,124 |
| 2023 | \$305,996 | \$60,000 | \$365,996 | \$322,212 |
| 2022 | \$235,236 | \$60,000 | \$295,236 | \$292,920 |
| 2021 | \$206,291 | \$60,000 | \$266,291 | \$266,291 |
| 2020 | \$207,915 | \$60,000 | \$267,915 | \$267,915 |

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.