



**Address:** [2608 WILLOW CREST CT](#)  
**City:** BEDFORD  
**Georeference:** 7410-1-9  
**Subdivision:** CLASSIC CONCEPTS I ADDITION  
**Neighborhood Code:** 3X030F

**Latitude:** 32.8498740498  
**Longitude:** -97.1238499637  
**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 9

**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:** None

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

**Notice Value:** \$389,582

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

**Site Number:** 06000258

**Site Name:** CLASSIC CONCEPTS I ADDITION-1-9

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,922

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,840

**Land Acres<sup>\*</sup>:** 0.1799

**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:**

MIORI ROBERT M  
MIORI JANNIS

**Primary Owner Address:**

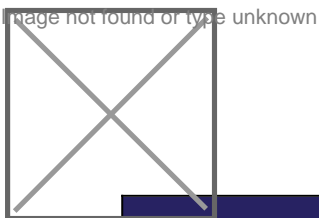
2608 WILLOW CREST CT  
BEDFORD, TX 76021

**Deed Date:** 7/27/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216173964](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TURNER LYNDON	6/26/2016	<a href="#">D216142096</a>		
SNELL CHERYL D	3/5/1997	00127640000298	0012764	0000298
GUARANTY FEDERAL BANK FSB	3/4/1997	00126950001481	0012695	0001481
TURNER CHERYL D	8/3/1993	00112080002252	0011208	0002252
OAKES CHERYL;OAKES KENNETH	2/24/1988	00092030002363	0009203	0002363
CLASSIC CONCEPTS INC	1/1/1986	0000000000000000	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	\$309,582	\$80,000	\$389,582	\$389,582
2024	\$309,582	\$80,000	\$389,582	\$359,752
2023	\$312,078	\$60,000	\$372,078	\$327,047
2022	\$254,904	\$60,000	\$314,904	\$297,315
2021	\$210,286	\$60,000	\$270,286	\$270,286
2020	\$227,837	\$60,000	\$287,837	\$287,837

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.