



Address: [3416 PAINT BRUSH LN](#)
City: BEDFORD
Georeference: 36835-1-26
Subdivision: RUSTIC WOODS ADDITION
Neighborhood Code: 3X100U

Latitude: 32.8559376191
Longitude: -97.1015595211
TAD Map: 2120-432
MAPSCO: TAR-055B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RUSTIC WOODS ADDITION
Block 1 Lot 26

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: \$345,000

Protest Deadline Date: 5/24/2024

Site Number: 06001165

Site Name: RUSTIC WOODS ADDITION-1-26

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,756

Percent Complete: 100%

Land Sqft^{*}: 6,800

Land Acres^{*}: 0.1561

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:

PEARSON FAMILY TRUST

Primary Owner Address:

3416 PAINT BRUSH LN
BEDFORD, TX 76021

Deed Date: 5/1/2023

Deed Volume:

Deed Page:

Instrument: [D223078919](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PEARSON ASA JR;PEARSON JILL	10/10/2008	D208406756	0000000	0000000
LESLEY AMBER M;LESLEY NATHAN E	5/9/2005	D205134666	0000000	0000000
BELL ROSEMARY A	8/16/2002	00159260000225	0015926	0000225
BOOMSTRA PETER E;BOOMSTRA SHARON	10/12/2000	00145730000038	0014573	0000038
NICHOLSON RHETT;NICHOLSON SHELLEY	6/29/1999	00138900000449	0013890	0000449
KEILSON LOIS	6/28/1999	00138900000447	0013890	0000447
KEILSON LOIS;KEILSON MARK	3/1/1999	00136940000213	0013694	0000213
FED NATIONAL MORTGAGE ASSOC	10/6/1998	00134620000294	0013462	0000294
KEILSON LOIS E;KEILSON MARK S	11/12/1988	00091990002351	0009199	0002351
KEILSON LOIS E;KEILSON MARK S	2/12/1988	00091990002351	0009199	0002351
WEEKLEY HOMES INC	9/24/1987	00090780000221	0009078	0000221
RUSTIC WOODS VENTURE	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	\$245,000	\$100,000	\$345,000	\$345,000
2024	\$245,000	\$100,000	\$345,000	\$340,881
2023	\$307,494	\$60,000	\$367,494	\$309,892
2022	\$265,837	\$60,000	\$325,837	\$281,720
2021	\$196,109	\$60,000	\$256,109	\$256,109
2020	\$196,109	\$60,000	\$256,109	\$256,109

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)
- DISABLED VET 100 PCT 11.131 - T&P

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.