



Address: [3120 RUSTIC WOODS DR](#)
City: BEDFORD
Georeference: 36835-4-19
Subdivision: RUSTIC WOODS ADDITION
Neighborhood Code: 3X100U

Latitude: 32.853649403
Longitude: -97.1022245326
TAD Map: 2120-428
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 4 Lot 19

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

Protest Deadline Date: 5/24/2024

Site Number: 06002145

Site Name: RUSTIC WOODS ADDITION-4-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,503

Percent Complete: 100%

Land Sqft^{*}: 6,600

Land Acres^{*}: 0.1515

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:

DUFFY COLIN STEWART

DUFFY ERINN

Primary Owner Address:

3120 RUSTIC WOODS DR
BEDFORD, TX 76021

Deed Date: 7/28/2023

Deed Volume:

Deed Page:

Instrument: [D223135890](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROGAN NORA A;BROGAN TIMOTHY A	9/30/1999	00140340000370	0014034	0000370
NAGY JOHN J;NAGY LINDA S	9/15/1997	00129090000158	0012909	0000158
AKERS CARLENE M;AKERS JAMES A	2/29/1988	00092100001488	0009210	0001488
RYLAND HOMES	1/6/1988	00091850001947	0009185	0001947
KENWOOD HOMES INC	1/5/1988	00091850001945	0009185	0001945
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	\$353,641	\$100,000	\$453,641	\$453,641
2024	\$353,641	\$100,000	\$453,641	\$453,641
2023	\$372,912	\$60,000	\$432,912	\$396,476
2022	\$322,107	\$60,000	\$382,107	\$360,433
2021	\$267,666	\$60,000	\$327,666	\$327,666
2020	\$242,089	\$60,000	\$302,089	\$302,089

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 70 to 99 PCT 11.22
- 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.