



**Address:** [3104 RUSTIC WOODS DR](#)  
**City:** BEDFORD  
**Georeference:** 36835-4-23  
**Subdivision:** RUSTIC WOODS ADDITION  
**Neighborhood Code:** 3X100U

**Latitude:** 32.8529776997  
**Longitude:** -97.1021912705  
**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 23

**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:** 1989

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06002196

**Site Name:** RUSTIC WOODS ADDITION-4-23

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,604

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,000

**Land Acres<sup>\*</sup>:** 0.1377

**Pool:** Y

<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:**

MERRITT JAMES A

MERRITT SUSAN M

**Primary Owner Address:**

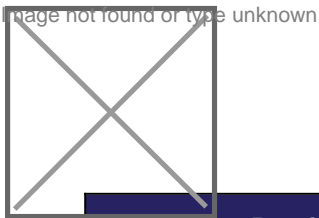
3104 RUSTIC WOODS  
BEDFORD, TX 76021

**Deed Date:** 1/18/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217012512](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCLELLAN JUSTIN TAYLOR	2/20/2014	<a href="#">D214036066</a>	0000000	0000000
HAWKINS LAURA	8/27/2010	<a href="#">D210210572</a>	0000000	0000000
SHAEFFER JOHN B;SHAEFFER TRACY J	5/23/1997	00127830000172	0012783	0000172
KINNEY JANICE;KINNEY STEPHEN A	6/26/1989	00096310001268	0009631	0001268
THE RYLAND GROUP INC	3/3/1989	00095360001160	0009536	0001160
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 <sup>+</sup>
2025	\$401,612	\$100,000	\$501,612	\$501,612
2024	\$401,612	\$100,000	\$501,612	\$501,612
2023	\$421,836	\$60,000	\$481,836	\$481,836
2022	\$358,335	\$60,000	\$418,335	\$418,335
2021	\$301,023	\$60,000	\$361,023	\$361,023
2020	\$278,848	\$60,000	\$338,848	\$338,848

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

There are no exemptions for this property

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.