



Address: [3100 RUSTIC WOODS DR](#)
City: BEDFORD
Georeference: 36835-4-24
Subdivision: RUSTIC WOODS ADDITION
Neighborhood Code: 3X100U

Latitude: 32.852747765
Longitude: -97.1021630157
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 24

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: 1988

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$477,675

Protest Deadline Date: 5/24/2024

Site Number: 06002218

Site Name: RUSTIC WOODS ADDITION-4-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,434

Percent Complete: 100%

Land Sqft^{*}: 8,133

Land Acres^{*}: 0.1867

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

KENNEDY MARCIA L

Primary Owner Address:

3100 RUSTIC WOODS DR
BEDFORD, TX 76021-4059

Deed Date: 2/9/2000

Deed Volume:

Deed Page:

Instrument: F60896-14

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KENNEDY MARCIA L;KENNEDY MARK F	7/28/1988	00093440001987	0009344	0001987
THE RYLAND GROUP INC	5/25/1988	00092850000727	0009285	0000727
KENWOOD HOMES INC	5/24/1988	00092850000725	0009285	0000725
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	\$377,675	\$100,000	\$477,675	\$477,675
2024	\$377,675	\$100,000	\$477,675	\$456,625
2023	\$396,602	\$60,000	\$456,602	\$415,114
2022	\$336,619	\$60,000	\$396,619	\$377,376
2021	\$283,069	\$60,000	\$343,069	\$343,069
2020	\$262,854	\$60,000	\$322,854	\$322,854

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.