



Address: [3313 WILLOW CREEK WAY](#)
City: BEDFORD
Georeference: 47149H-1-13
Subdivision: WILLOW CREEK ADDN (BEDFORD)
Neighborhood Code: 3X030X

Latitude: 32.8651100678
Longitude: -97.1136042864
TAD Map: 2114-436
MAPSCO: TAR-041S



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

PROPERTY DATA

Legal Description: WILLOW CREEK ADDN
(BEDFORD) Block 1 Lot 13

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: OWNWELL INC (12140)

Protest Deadline Date: 5/24/2024

Site Number: 06021557

Site Name: WILLOW CREEK ADDN (BEDFORD)-1-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,881

Percent Complete: 100%

Land Sqft^{*}: 8,490

Land Acres^{*}: 0.1949

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:

BOB MUSTAFA MOHAMED
MOHAMED-ELAMIEN HALA

Primary Owner Address:

3313 WILLOW CREEK WAY
BEDFORD, TX 76021

Deed Date: 8/25/2023

Deed Volume:

Deed Page:

Instrument: [D223155105](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DEAN DEBRA A	6/15/2017	D217138881		
KING DYALA LEVAUGHN	9/25/2012	D212235929	0000000	0000000
HANSON TAMMY R	9/14/2006	D206293753	0000000	0000000
SIBILSKY MARY JO;SIBILSKY RONALD	11/12/1998	00135400000120	0013540	0000120
DEATHERAGE EWELL D	10/4/1996	00125380001367	0012538	0001367
DEATHERAGE DAVID;DEATHERAGE SHEILA	4/17/1995	00119420000999	0011942	0000999
ROYAL LEPAGE RELOCATION SERV	3/2/1995	00118990002044	0011899	0002044
SHANKS BARBARA J;SHANKS ROBERT J	1/16/1992	00105230001290	0010523	0001290
FAWVER DIANNA L;FAWVER JAMES O	3/27/1989	00095500001055	0009550	0001055
DT CONSTRUCTION INC	1/27/1988	00091800001738	0009180	0001738
WILLOW CREEK DEV CORP	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	\$275,298	\$90,000	\$365,298	\$365,298
2024	\$338,000	\$90,000	\$428,000	\$428,000
2023	\$450,676	\$60,000	\$510,676	\$510,676
2022	\$393,458	\$60,000	\$453,458	\$453,458
2021	\$345,258	\$60,000	\$405,258	\$405,258
2020	\$302,705	\$60,000	\$362,705	\$362,705

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

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- 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.