



Address: [3945 BAYLOR DR](#)
City: BEDFORD
Georeference: 47149H-1-19
Subdivision: WILLOW CREEK ADDN (BEDFORD)
Neighborhood Code: 3X030X

Latitude: 32.865410292
Longitude: -97.1122207991
TAD Map: 2114-436
MAPSCO: TAR-041S



Google Map or type unknown

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

PROPERTY DATA

Legal Description: WILLOW CREEK ADDN
(BEDFORD) Block 1 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: 1988

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$421,240

Protest Deadline Date: 5/24/2024

Site Number: 06021638

Site Name: WILLOW CREEK ADDN (BEDFORD)-1-19

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,280

Percent Complete: 100%

Land Sqft^{*}: 8,050

Land Acres^{*}: 0.1848

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:

TRANNGUYEN FAMILY TRUST

Primary Owner Address:

3945 BAYLOR DR
BEDFORD, TX 76021

Deed Date: 3/1/2024

Deed Volume:

Deed Page:

Instrument: [D224037797](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN THANHTAM PHU;TRAN QUOC HUY	10/17/2019	D219239143		
MCVEIGH CYNTHIA;MCVEIGH RICHARD N	4/23/1990	00099080001165	0009908	0001165
HOGARD DAVID P;HOGARD DONNA SUE	6/30/1988	00093170001295	0009317	0001295
DT CONSTRUCTION INC	2/22/1988	00092020000478	0009202	0000478
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	\$331,240	\$90,000	\$421,240	\$421,240
2024	\$331,240	\$90,000	\$421,240	\$421,240
2023	\$386,535	\$60,000	\$446,535	\$400,271
2022	\$303,883	\$60,000	\$363,883	\$363,883
2021	\$291,000	\$60,000	\$351,000	\$349,394
2020	\$257,631	\$60,000	\$317,631	\$317,631

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.