



Address: [3313 CYPRESS CT](#)
City: BEDFORD
Georeference: 47149H-2-36
Subdivision: WILLOW CREEK ADDN (BEDFORD)
Neighborhood Code: 3X030X

Latitude: 32.8643108531
Longitude: -97.1135740324
TAD Map: 2114-432
MAPSCO: TAR-041W



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 2 Lot 36

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: 06022235

Site Name: WILLOW CREEK ADDN (BEDFORD)-2-36

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,782

Percent Complete: 100%

Land Sqft^{*}: 8,190

Land Acres^{*}: 0.1880

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:

TECSON KRISTEN MICHELLE

TECSON JOSHUA LOGAN

Primary Owner Address:

3313 CYPRESS CT
BEDFORD, TX 76021

Deed Date: 9/9/2021

Deed Volume:

Deed Page:

Instrument: [D221264614](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BEARD GARY D;BEARD PATRICIA G	6/25/2003	00168750000113	0016875	0000113
O'LEARY MAUREEN;O'LEARY WILLIAM	5/23/1989	00096030001943	0009603	0001943
DT CONSTRUCTION INC	3/15/1989	00095460001173	0009546	0001173
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	\$406,000	\$90,000	\$496,000	\$496,000
2024	\$421,000	\$90,000	\$511,000	\$511,000
2023	\$487,053	\$60,000	\$547,053	\$486,481
2022	\$382,255	\$60,000	\$442,255	\$442,255
2021	\$335,504	\$60,000	\$395,504	\$389,651
2020	\$294,228	\$60,000	\$354,228	\$354,228

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.