



**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<sup>+++</sup>:** 2,782

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,190

**Land Acres<sup>\*</sup>:** 0.1880

**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:**

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 <sup>+</sup>
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.