



**Address:** [3224 OLEANDER CT](#)  
**City:** BEDFORD  
**Georeference:** 36836-1-13  
**Subdivision:** RUSTIC WOODS II  
**Neighborhood Code:** 3X100U

**Latitude:** 32.8548523609  
**Longitude:** -97.1007175115  
**TAD Map:** 2120-432  
**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 II 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:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/24/2024

**Site Number:** 06308783

**Site Name:** RUSTIC WOODS II-1-13

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,957

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,070

**Land Acres<sup>\*</sup>:** 0.2541

**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:**

KANG MINHEE  
CHRISTENSEN OLIVER JAMES

**Primary Owner Address:**

3224 OLEANDER CT  
BEDFORD, TX 76021

**Deed Date:** 7/1/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222169921](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALLARD CHELSEA;BALLARD SAMUEL	10/9/2019	<a href="#">D219231371</a>		
PUTNAM FELICA M;PUTNAM J WESLEY	7/25/1995	00120530000774	0012053	0000774
TAYLOR C J;TAYLOR ROBERT H	9/29/1989	00097200002090	0009720	0002090
WEEKLEY HOMES INC	3/17/1989	00095430000473	0009543	0000473
RUSTIC WOODS II INC	1/1/1988	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	\$385,936	\$100,000	\$485,936	\$485,936
2024	\$385,936	\$100,000	\$485,936	\$485,936
2023	\$467,363	\$60,000	\$527,363	\$527,363
2022	\$397,592	\$60,000	\$457,592	\$419,833
2021	\$321,666	\$60,000	\$381,666	\$381,666
2020	\$308,034	\$60,000	\$368,034	\$368,034

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.