



**Address:** [3204 OLEANDER CT](#)  
**City:** BEDFORD  
**Georeference:** 36836-1-18  
**Subdivision:** RUSTIC WOODS II  
**Neighborhood Code:** 3X100U

**Latitude:** 32.8544367254  
**Longitude:** -97.1012629091  
**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 18

**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

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$419,078

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

**Site Number:** 06308848

**Site Name:** RUSTIC WOODS II-1-18

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,929

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,500

**Land Acres<sup>\*</sup>:** 0.1721

**Pool:** N

<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:**

ROUABAH YASMINA

**Primary Owner Address:**

3204 OLEANDER CT  
BEDFORD, TX 76021

**Deed Date:** 3/2/2020

**Deed Volume:**

**Deed Page:**

**Instrument:** [D220051133](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
YORO AMBROCIO J	11/21/2019	<a href="#">D219277606</a>		
YORO AMBROCIO J;YORO CATHERINE S	4/18/1995	00119480000250	0011948	0000250
MCMURREY JEFFREY L;MCMURREY JULIE	8/23/1989	00096930000615	0009693	0000615
WEEKLEY HOMES INC	4/21/1989	00095770001587	0009577	0001587
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	\$319,078	\$100,000	\$419,078	\$419,078
2024	\$319,078	\$100,000	\$419,078	\$401,613
2023	\$336,367	\$60,000	\$396,367	\$365,103
2022	\$290,678	\$60,000	\$350,678	\$331,912
2021	\$241,738	\$60,000	\$301,738	\$301,738
2020	\$219,297	\$60,000	\$279,297	\$279,297

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.