



Address: [2725 WILLOW CREEK CT](#)
City: BEDFORD
Georeference: 34497-4-17
Subdivision: RIVER FOREST ADDITION
Neighborhood Code: 3X040E

Latitude: 32.8494191115
Longitude: -97.118583603
TAD Map: 2114-428
MAPSCO: TAR-054D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RIVER FOREST ADDITION
Block 4 Lot 17

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: 1993

Personal Property Account: N/A

Agent: NORTH TEXAS PROPERTY TAX SERV (00855)

Protest Deadline Date: 5/24/2024

Site Number: 06566413

Site Name: RIVER FOREST ADDITION-4-17

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,465

Percent Complete: 100%

Land Sqft^{*}: 7,412

Land Acres^{*}: 0.1701

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

LORIO STEVEN MICHAEL

Primary Owner Address:

2725 WILLOW CREEK CT
BEDFORD, TX 76021

Deed Date: 9/30/2015

Deed Volume:

Deed Page:

Instrument: [D215224212](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
AUFFET MICHAEL W	6/2/2015	D215139338		
JOHNSON PAULA ANN	8/29/2001	00151120000048	0015112	0000048
PHILLIPS BARBARA;PHILLIPS BENSON JR	8/19/1996	00124890000466	0012489	0000466
LAMKIN ASSOCIATES;LAMKIN MARK T	2/9/1996	00122620000027	0012262	0000027
FORBES CHARLES;FORBES LESLIE	6/8/1994	00116140001065	0011614	0001065
LAMKIN ASSOC;LAMKIN MARK T	6/16/1993	00111220001924	0011122	0001924
M T PROPERTIES INC	1/1/1992	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	\$299,400	\$100,000	\$399,400	\$399,400
2024	\$353,306	\$100,000	\$453,306	\$453,306
2023	\$478,512	\$70,000	\$548,512	\$447,596
2022	\$336,905	\$70,000	\$406,905	\$406,905
2021	\$336,905	\$70,000	\$406,905	\$406,905
2020	\$307,153	\$70,000	\$377,153	\$377,153

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.