



Address: [2312 OVERBROOK LN](#)
City: BEDFORD
Georeference: 36825-3-17
Subdivision: RUSTIC HOLLOW ADDITION
Neighborhood Code: 3X100R

Latitude: 32.8456659582
Longitude: -97.1114074405
TAD Map: 2114-428
MAPSCO: TAR-055E



Google Map or type unknown

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

PROPERTY DATA

Legal Description: RUSTIC HOLLOW ADDITION
Block 3 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: 1996
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$432,894
Protest Deadline Date: 5/24/2024

Site Number: 06702449
Site Name: RUSTIC HOLLOW ADDITION-3-17
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,016
Percent Complete: 100%
Land Sqft^{*}: 7,430
Land Acres^{*}: 0.1705
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:
GARCIA EVA M
Primary Owner Address:
2312 OVERBROOK LN
BEDFORD, TX 76021-7302

Deed Date: 12/27/2001
Deed Volume: 0015367
Deed Page: 0000271
Instrument: 00153670000271

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HART ROBERT G	2/3/1997	00136600000404	0013660	0000404
HART LISA A;HART ROBERT G	7/30/1996	00124700000639	0012470	0000639
RYLAND GROUP INC THE	2/1/1996	00122560000873	0012256	0000873
THE RYLAND GROUP INC	10/24/1995	00121550001902	0012155	0001902
CHARTER BEDFORD PROPERTIES	1/1/1994	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	\$357,894	\$75,000	\$432,894	\$426,786
2024	\$357,894	\$75,000	\$432,894	\$387,987
2023	\$330,533	\$55,000	\$385,533	\$352,715
2022	\$279,741	\$55,000	\$334,741	\$320,650
2021	\$252,803	\$55,000	\$307,803	\$291,500
2020	\$210,000	\$55,000	\$265,000	\$265,000

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.