



**Address:** [2301 OVERBROOK LN](#)  
**City:** BEDFORD  
**Georeference:** 36825-4-1  
**Subdivision:** RUSTIC HOLLOW ADDITION  
**Neighborhood Code:** 3X100R

**Latitude:** 32.8450741374  
**Longitude:** -97.1116991251  
**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 4 Lot 1

**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:** 1995

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06702481

**Site Name:** RUSTIC HOLLOW ADDITION-4-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,440

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,535

**Land Acres<sup>\*</sup>:** 0.1959

**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:**

KOHRs CRISTINA ALEXANDRA

KOHRs JUSTIN THOMAS

**Primary Owner Address:**

2413 WOODSON DR  
BEDFORD, TX 76021

**Deed Date:** 11/24/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221347098](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ROSS LAURA ANN	5/4/2021	<a href="#">D221205532</a>		
ROSS LAURA ANN	2/9/2018	W2018-433		
RUIZ LAURA ANN	5/7/2013	<a href="#">D213159841</a>	0000000	0000000
RUIZ GEORGE;RUIZ LAURA	3/25/2003	00165290000384	0016529	0000384
PIKE ANNA E;PIKE RICKY J	1/20/1996	00122540000025	0012254	0000025
RYLAND GROUP INC THE	7/3/1995	00120180002220	0012018	0002220
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 <sup>+</sup>
2025	\$356,000	\$75,000	\$431,000	\$431,000
2024	\$365,000	\$75,000	\$440,000	\$440,000
2023	\$374,000	\$55,000	\$429,000	\$429,000
2022	\$300,131	\$55,000	\$355,131	\$355,131
2021	\$230,983	\$55,000	\$285,983	\$285,983
2020	\$230,983	\$55,000	\$285,983	\$285,983

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

There are no exemptions for this property

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.