



**Address:** [3412 CUMMINGS DR](#)  
**City:** BEDFORD  
**Georeference:** 30588H--4  
**Subdivision:** OAK HILLS ESTATES  
**Neighborhood Code:** 3X030R

**Latitude:** 32.8594198912  
**Longitude:** -97.1131826294  
**TAD Map:** 2114-432  
**MAPSCO:** TAR-041W



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK HILLS ESTATES Lot 4

**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:** TEXAS TAX PROTEST (05909)

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

**Site Number:** 06717659  
**Site Name:** OAK HILLS ESTATES-4  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 2,809  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,507  
**Land Acres<sup>\*</sup>:** 0.1952  
**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:**

ESQUIVEL PATRICIA  
DE LA ROSA DAVID

**Primary Owner Address:**

3412 CUMMINGS DR  
BEDFORD, TX 76021-2970

**Deed Date:** 12/23/2016  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D216300396](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SEXTON JILL;SEXTON MICHAEL T	12/22/1995	00122130001068	0012213	0001068
SUMEER HOMES INC	12/12/1994	00118320000561	0011832	0000561
SUMEER INC	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	\$336,000	\$60,000	\$396,000	\$396,000
2024	\$336,000	\$60,000	\$396,000	\$396,000
2023	\$337,000	\$60,000	\$397,000	\$397,000
2022	\$327,000	\$60,000	\$387,000	\$387,000
2021	\$240,000	\$60,000	\$300,000	\$300,000
2020	\$240,000	\$60,000	\$300,000	\$300,000

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

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.