



**Address:** [3416 CUMMINGS DR](#)  
**City:** BEDFORD  
**Georeference:** 30588H--5  
**Subdivision:** OAK HILLS ESTATES  
**Neighborhood Code:** 3X030R

**Latitude:** 32.8594482967  
**Longitude:** -97.1129980812  
**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 5

**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

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

**Notice Value:** \$420,465

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

**Site Number:** 06717667

**Site Name:** OAK HILLS ESTATES-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,528

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,628

**Land Acres<sup>\*</sup>:** 0.2210

**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:**

DAVID CRAIG H  
DAVID CARMEN C

**Primary Owner Address:**

3416 CUMMINGS DR  
BEDFORD, TX 76021-2970

**Deed Date:** 7/2/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219145607](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAVID CRAIG H	9/11/2009	<a href="#">D209247815</a>	0000000	0000000
MARTIN BILL D	6/24/2008	<a href="#">D208259551</a>	0000000	0000000
DIONNE STACEY	6/22/2007	<a href="#">D207226529</a>	0000000	0000000
MAPEL FRED;MAPEL STACEY	8/30/1996	00125010001720	0012501	0001720
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	\$360,465	\$60,000	\$420,465	\$420,465
2024	\$360,465	\$60,000	\$420,465	\$404,559
2023	\$342,004	\$60,000	\$402,004	\$367,781
2022	\$307,681	\$60,000	\$367,681	\$334,346
2021	\$268,280	\$60,000	\$328,280	\$303,951
2020	\$256,043	\$60,000	\$316,043	\$276,319

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)
- DISABLED VET 100 PCT 11.131

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.