### Address: <u>3440 CUMMINGS DR</u>

City: BEDFORD Georeference: 30588H--11 Subdivision: OAK HILLS ESTATES Neighborhood Code: 3X030R

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

# PROPERTY DATA

Legal Description: OAK HILLS ESTATES Lot 11 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: OWNWELL INC (12140)

### Agent: OWNWELL INC (12140) Protest Deadline Date: 5/24/2024

#### +++ Rounded.

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

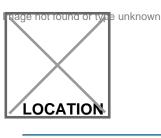
## **OWNER INFORMATION**

Current Owner: FISCHER ELIZABETH

Primary Owner Address: 3440 CUMMINGS DR BEDFORD, TX 76021 Deed Date: 7/21/2021 Deed Volume: Deed Page: Instrument: D221212156

Latitude: 32.8595926685 Longitude: -97.1117819229 TAD Map: 2114-432 MAPSCO: TAR-041W





# Tarrant Appraisal District Property Information | PDF Account Number: 06717721

Site Number: 06717721 Site Name: OAK HILLS ESTATES-11 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size<sup>+++</sup>: 2,017 Percent Complete: 100% Land Sqft<sup>\*</sup>: 14,493 Land Acres<sup>\*</sup>: 0.3327 Pool: N

| Previous Owners             | Date       | Instrument      | Deed Volume | Deed Page |
|-----------------------------|------------|-----------------|-------------|-----------|
| ZILLOW HOMES PROPERTY TRUST | 5/11/2021  | D221134318      |             |           |
| BRANDSHAGEN CHRISTEL        | 12/14/2007 | D207446920      | 000000      | 0000000   |
| BRANDSHAGEN CHRISTEL        | 9/9/2005   | D205272637      | 000000      | 0000000   |
| CENDANT MOBILITY FIN CORP   | 9/8/2005   | D205272636      | 000000      | 0000000   |
| PEIRIS NAVEEN               | 9/23/2003  | D203365152      | 000000      | 0000000   |
| COX JULIE R                 | 3/31/2000  | 00142840000548  | 0014284     | 0000548   |
| SUMEER HOMES INC            | 1/1/1994   | 000000000000000 | 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. <u>Tarrant County Tax Office Account Information</u>.

| Year | Improvement Market | Land Market | Total Market | Total Appraised* |
|------|--------------------|-------------|--------------|------------------|
| 2025 | \$227,646          | \$60,000    | \$287,646    | \$287,646        |
| 2024 | \$289,000          | \$60,000    | \$349,000    | \$349,000        |
| 2023 | \$308,662          | \$60,000    | \$368,662    | \$368,662        |
| 2022 | \$277,775          | \$60,000    | \$337,775    | \$337,775        |
| 2021 | \$210,000          | \$60,000    | \$270,000    | \$270,000        |
| 2020 | \$210,000          | \$60,000    | \$270,000    | \$270,000        |

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.