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**Address:** [3448 CUMMINGS DR](#)  
**City:** BEDFORD  
**Georeference:** 30588H--13  
**Subdivision:** OAK HILLS ESTATES  
**Neighborhood Code:** 3X030R

**Latitude:** 32.859586999  
**Longitude:** -97.1113998468  
**TAD Map:** 2114-432  
**MAPSCO:** TAR-041W



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

## PROPERTY DATA

**Legal Description:** OAK HILLS ESTATES Lot 13

**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:** OCONNOR & ASSOCIATES (00436)

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

**Notice Value:** \$416,552

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

**Site Number:** 06717756

**Site Name:** OAK HILLS ESTATES-13

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,669

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,970

**Land Acres<sup>\*</sup>:** 0.3895

**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:**

TEINERT JAY C  
TEINERT CATHY

**Primary Owner Address:**

3448 CUMMINGS DR  
BEDFORD, TX 76021-2970

**Deed Date:** 2/14/1997

**Deed Volume:** 0012674

**Deed Page:** 0000593

**Instrument:** 00126740000593

Previous Owners	Date	Instrument	Deed Volume	Deed Page
SUMEER HOMES INC	1/1/1994	00125860001470	0012586	0001470



## 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	\$335,724	\$60,000	\$395,724	\$395,724
2024	\$356,552	\$60,000	\$416,552	\$409,231
2023	\$339,850	\$60,000	\$399,850	\$372,028
2022	\$313,446	\$60,000	\$373,446	\$338,207
2021	\$260,000	\$60,000	\$320,000	\$307,461
2020	\$260,000	\$60,000	\$320,000	\$279,510

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.