



**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



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 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.