



**Address:** [3600 TEAL LN](#)  
**City:** BEDFORD  
**Georeference:** 8887-2-1  
**Subdivision:** CROSS TIMBERS ADDITION  
**Neighborhood Code:** 3X030G

**Latitude:** 32.8643248371  
**Longitude:** -97.1234908247  
**TAD Map:** 2114-432  
**MAPSCO:** TAR-040Z



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

## PROPERTY DATA

**Legal Description:** CROSS TIMBERS ADDITION  
Block 2 Lot 1

**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:** 1982

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Site Number:** 00670146

**Site Name:** CROSS TIMBERS ADDITION-2-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,017

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,950

**Land Acres<sup>\*</sup>:** 0.2054

**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:**

DROZARIO ANDREW BENEDICT  
MINOR BRANDA LYNN

**Primary Owner Address:**

3600 TEAL LN  
BEDFORD, TX 76021

**Deed Date:** 2/3/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223018362](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KNIGHT MARY ELLEN EST	5/28/2020	<a href="#">D220122340</a>		
KNIGHT MARY ELLEN	9/22/2008	<a href="#">D208366456</a>	0000000	0000000
SZWECH J W;SZWECH M E KNIGHT	12/31/1900	00074250000894	0007425	0000894
REGIS J BRIFFIN CO	12/30/1900	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	\$0	\$0	\$0	\$0
2024	\$275,000	\$70,000	\$345,000	\$345,000
2023	\$300,000	\$45,000	\$345,000	\$345,000
2022	\$264,967	\$45,000	\$309,967	\$302,500
2021	\$247,415	\$45,000	\$292,415	\$275,000
2020	\$205,000	\$45,000	\$250,000	\$250,000

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.