



## LOCATION

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**Address:** [3409 CRESCENT CT](#)

**City:** BEDFORD

**Georeference:** 47149H-1-27

**Subdivision:** WILLOW CREEK ADDN (BEDFORD)

**Neighborhood Code:** 3X030X

**Latitude:** 32.8661937376

**Longitude:** -97.1121899109

**TAD Map:** 2114-436

**MAPSCO:** TAR-041S



Google Map or type unknown

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

## PROPERTY DATA

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**Legal Description:** WILLOW CREEK ADDN  
(BEDFORD) Block 1 Lot 27

**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:** 1986

**Personal Property Account:** N/A

**Agent:** CHANDLER CROUCH (11730)

**Protest Deadline Date:** 5/15/2025

**Site Number:** 06021751

**Site Name:** WILLOW CREEK ADDN (BEDFORD)-1-27

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,685

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,890

**Land Acres<sup>\*</sup>:** 0.2040

**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

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**Current Owner:**

KUGUE RUTH

**Primary Owner Address:**

3409 CRESCENT CT  
BEDFORD, TX 76021-2950

**Deed Date:**

**Deed Volume:**

**Deed Page:**

**Instrument:**

## VALUES

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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	\$242,626	\$90,000	\$332,626	\$332,626
2024	\$242,626	\$90,000	\$332,626	\$332,626
2023	\$309,275	\$60,000	\$369,275	\$319,341
2022	\$237,660	\$60,000	\$297,660	\$290,310
2021	\$219,315	\$60,000	\$279,315	\$263,918
2020	\$179,925	\$60,000	\$239,925	\$239,925

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

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- 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.