



## LOCATION

**Address:** [3504 PECAN CIR](#)  
**City:** BEDFORD  
**Georeference:** 30940-13-31  
**Subdivision:** OAK VIEW HILLS  
**Neighborhood Code:** 3X030I

**Latitude:** 32.8632744755  
**Longitude:** -97.1207849723  
**TAD Map:** 2114-432  
**MAPSCO:** TAR-040Z



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** OAK VIEW HILLS Block 13 Lot 31

**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:** 1977

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02053748  
**Site Name:** OAK VIEW HILLS-13-31  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 1,651  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 7,560  
**Land Acres<sup>\*</sup>:** 0.1735  
**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:**

DEZENDORF FREDERICK JR

**Primary Owner Address:**

3504 PECAN CIR  
BEDFORD, TX 76021-2809

**Deed Date:** 1/10/2001

**Deed Volume:** 0014689

**Deed Page:** 0000034

**Instrument:** 00146890000034

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LIGGETT DEBRA P;LIGGETT RONALD	3/25/1988	00092270001339	0009227	0001339
GRIFFITH PHILLIP EARL	12/31/1900	0000000000000000	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	\$197,441	\$75,000	\$272,441	\$272,441
2023	\$251,015	\$45,000	\$296,015	\$296,015
2022	\$216,599	\$45,000	\$261,599	\$251,412
2021	\$183,556	\$45,000	\$228,556	\$228,556
2020	\$183,556	\$45,000	\$228,556	\$228,556

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

There are no exemptions for this property

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.