



## LOCATION

**Address:** [417 WARBLER DR](#)  
**City:** BEDFORD  
**Georeference:** 33220-5-14  
**Subdivision:** QUAIL CREST ESTATES  
**Neighborhood Code:** 3X010G

**Latitude:** 32.8601057173  
**Longitude:** -97.1619943018  
**TAD Map:** 2102-432  
**MAPSCO:** TAR-039Y



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** QUAIL CREST ESTATES Block  
5 Lot 14

**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:** 1976

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02290537

**Site Name:** QUAIL CREST ESTATES-5-14

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,259

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,886

**Land Acres<sup>\*</sup>:** 0.3187

**Pool:** Y

<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:**

DUREAU GERALDINE C

**Primary Owner Address:**

417 WARBLER DR  
BEDFORD, TX 76021-3226

**Deed Date:** 3/3/1993

**Deed Volume:** 0010973

**Deed Page:** 0001092

**Instrument:** 00109730001092

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DUREAU DON	12/31/1900	000000000000000	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	\$353,753	\$100,000	\$453,753	\$425,776
2023	\$370,776	\$75,000	\$445,776	\$387,069
2022	\$276,881	\$75,000	\$351,881	\$351,881
2021	\$269,510	\$75,000	\$344,510	\$344,510
2020	\$253,498	\$75,000	\$328,498	\$325,966

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.