

LOCATION

Address: [1208 BRIAR DR](#)

City: BEDFORD

Georeference: 22420-7-3

Subdivision: KELMONT PARK ADDITION

Neighborhood Code: 3B030G

Latitude: 32.8323276025

Longitude: -97.1494488376

TAD Map: 2102-424

MAPSCO: TAR-054J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KELMONT PARK ADDITION

Block 7 Lot 3

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: 1980

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01495623

Site Name: KELMONT PARK ADDITION-7-3

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,161

Percent Complete: 100%

Land Sqft^{*}: 11,374

Land Acres^{*}: 0.2611

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

ABREGO EMMANUEL

Primary Owner Address:

1208 BRIAR DR
BEDFORD, TX 76022

Deed Date: 1/15/2025

Deed Volume:

Deed Page:

Instrument: [D225009017](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
GILLIAM BETTILYON INVESTMENTS LLC	8/16/2023	D223149785		
GIBSON LEANNE;GIBSON MARK	9/23/2021	D221279671		
KAEMMERLING CAROLINE LOUISE	3/2/2020	D221008364		
KAEMMERLING CAROLINE;KAEMMERLING DALLAS MARK	8/17/2018	D218184010		
SCHRADER JOHN W;SCHRADER RENEE H	2/19/2016	D216035315		
CLEVELAND DAVID L;MONTROY JOHN S	2/28/2003	D203106224		
CLEVELAND DAVID L	2/28/2003	00165220000274	0016522	0000274
MONTROY JOHN S	2/28/2003	00164630000189	0016463	0000189
GRIFFIN J MARK;GRIFFIN TAUNI L	4/4/1995	00119320000563	0011932	0000563
FUES DAVID T;FUES MARILYN	2/26/1990	00098540000826	0009854	0000826
SHEARSON AMER EXPRESS MTG CO	6/4/1986	00085670002017	0008567	0002017
LOPEZ CIPRIANA;LOPEZ GILBERT R	3/21/1984	00077850001494	0007785	0001494
WEBER CLIFFORD D	1/30/1984	00077580002272	0007758	0002272
WEBER CLIFFORD D;WEBER TRULA	12/31/1900	00067260000756	0006726	0000756

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*
2025	\$0	\$0	\$0	\$0
2024	\$342,300	\$75,000	\$417,300	\$417,300
2023	\$425,981	\$55,000	\$480,981	\$480,981
2022	\$360,302	\$55,000	\$415,302	\$415,302
2021	\$255,066	\$55,000	\$310,066	\$310,066
2020	\$255,067	\$55,000	\$310,067	\$310,067



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.