



**Address:** [1400 BRIAR DR](#)  
**City:** BEDFORD  
**Georeference:** 22420-7-10  
**Subdivision:** KELMONT PARK ADDITION  
**Neighborhood Code:** 3B030G

**Latitude:** 32.8323382835  
**Longitude:** -97.1476120137  
**TAD Map:** 2108-424  
**MAPSCO:** TAR-054J



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

## PROPERTY DATA

**Legal Description:** KELMONT PARK ADDITION  
Block 7 Lot 10

**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:** 1988

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 01495712

**Site Name:** KELMONT PARK ADDITION-7-10

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,888

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,972

**Land Acres<sup>\*</sup>:** 0.2289

**Pool:** N

+++ Rounded.

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

## OWNER INFORMATION



**Current Owner:**

JENNINGS CASSEN SIMPSON

**Primary Owner Address:**

1400 BRIAR DR  
BEDFORD, TX 76022

**Deed Date:** 5/9/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223082813](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PETTY JONATHAN SPENCER;PETTY TAYLOR M	3/18/2019	<a href="#">D219059043</a>		
CALLISON TIFFANY M;HOELSCHER KYLE J	1/6/2017	<a href="#">D217004781</a>		
TIPPETS STEVE	10/24/2016	<a href="#">D216252070</a>		
NASH MARY LOU	8/29/2014	<a href="#">D214209803</a>		
NASH MARY LOU;NASH RICKI G	11/28/1988	00094470000608	0009447	0000608
DT CONSTRUCTION INC	9/20/1988	00093910001368	0009391	0001368
BLASSINGAME K E;BLASSINGAME R H OSBURN	4/25/1985	00081620000499	0008162	0000499

**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	\$264,034	\$75,000	\$339,034	\$339,034
2023	\$298,735	\$55,000	\$353,735	\$353,735
2022	\$256,092	\$55,000	\$311,092	\$311,092
2021	\$232,359	\$55,000	\$287,359	\$287,359
2020	\$193,395	\$55,000	\$248,395	\$248,395

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.