



Address: [1412 BRIAR DR](#)
City: BEDFORD
Georeference: 22420-7-13
Subdivision: KELMONT PARK ADDITION
Neighborhood Code: 3B030G

Latitude: 32.8323440926
Longitude: -97.1467863291
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 13

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: 1991

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 01495739

Site Name: KELMONT PARK ADDITION-7-13

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,439

Percent Complete: 100%

Land Sqft^{*}: 11,200

Land Acres^{*}: 0.2571

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:
RYDER CONSTANCE D
Primary Owner Address:
1412 BRIAR DR
BEDFORD, TX 76022-6706

Deed Date: 8/28/1991
Deed Volume: 0010374
Deed Page: 0000908
Instrument: 00103740000908

Previous Owners	Date	Instrument	Deed Volume	Deed Page
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	\$298,650	\$75,000	\$373,650	\$373,650
2023	\$338,249	\$55,000	\$393,249	\$362,828
2022	\$289,409	\$55,000	\$344,409	\$329,844
2021	\$262,201	\$55,000	\$317,201	\$299,858
2020	\$217,598	\$55,000	\$272,598	\$272,598

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

- 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.