

Tarrant Appraisal District Property Information | PDF Account Number: 01495739

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

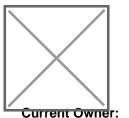
Year Built: 1991 Personal Property Account: N/A

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



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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.