

Property Information | PDF

LOCATION

Account Number: 01495852

Address: 1616 BRIAR DR

City: BEDFORD

**Georeference:** 22420-7-29

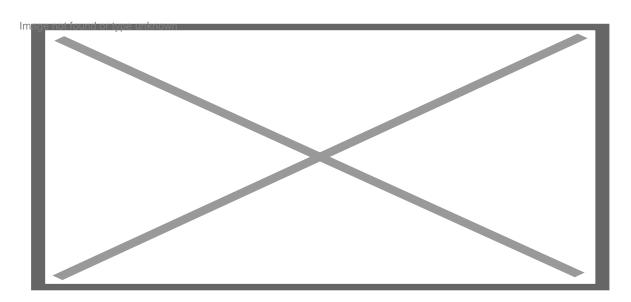
Subdivision: KELMONT PARK ADDITION

Neighborhood Code: 3B030G

**Latitude:** 32.832370264 **Longitude:** -97.1426289533

**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 29

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: 1999

Personal Property Account: N/A

Agent: None

+++ Rounded.

Protest Deadline Date: 5/15/2025

Site Number: 01495852

**Site Name:** KELMONT PARK ADDITION-7-29 **Site Class:** A1 - Residential - Single Family

Parcels: 1

Approximate Size+++: 2,186
Percent Complete: 100%

Land Sqft\*: 11,221 Land Acres\*: 0.2575

Pool: N

\* 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:

SMITH NEVADA RENTALS LLC

**Primary Owner Address:** 

7650 W SAHARA AVE LAS VEGAS, NV 89117 **Deed Date: 7/9/2024 Deed Volume: Deed Page:** 

Instrument: D224121351

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BALOCH MOHAMMED ASLAM	8/14/2023	D223146711		
CROSSON SHERRIE	2/7/2005	D205052555	0000000	0000000
CROSSON DANNY J;CROSSON SHERRIE	9/30/1998	00134760000360	0013476	0000360
POWELL W H JR	12/31/1900	00000000000000	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*
2025	\$0	\$0	\$0	\$0
2024	\$321,155	\$75,000	\$396,155	\$396,155
2023	\$362,458	\$55,000	\$417,458	\$369,151
2022	\$309,507	\$55,000	\$364,507	\$335,592
2021	\$279,802	\$55,000	\$334,802	\$305,084
2020	\$222,349	\$55,000	\$277,349	\$277,349

Pending indicates that the property record has not yet been completed for the indicated tax year.

## **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.

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<sup>+</sup> Appraised value may be less than market value due to state-mandated limitations of value increases.