



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

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

⁺⁺⁺ Rounded.

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

OWNER INFORMATION



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
BALOGH 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.

+ 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.