



**Address:** [1717 BROOKHAVEN CIR](#)  
**City:** BEDFORD  
**Georeference:** 2090-C-11  
**Subdivision:** BELL MANOR WEST  
**Neighborhood Code:** 3B030C

**Latitude:** 32.8294047868  
**Longitude:** -97.1403065545  
**TAD Map:** 2108-420  
**MAPSCO:** TAR-054P



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** BELL MANOR WEST Block C  
Lot 11

**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:** 1976

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$345,894

**Protest Deadline Date:** 5/24/2024

**Site Number:** 00163724

**Site Name:** BELL MANOR WEST-C-11

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,747

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,462

**Land Acres<sup>\*</sup>:** 0.1942

**Pool:** N

<sup>+++</sup> Rounded.

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

## OWNER INFORMATION

**Current Owner:**

JOHNSON BIJU C  
PHILIPOSE SARAMMA

**Primary Owner Address:**

1717 BROOKHAVEN CIR  
BEDFORD, TX 76022

**Deed Date:** 11/7/2016

**Deed Volume:**

**Deed Page:**

**Instrument:** [D216264091](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
CUSTEAD DAVID L;CUSTEAD JOELLYN	10/20/1997	00129740000454	0012974	0000454
CEDRONE RON J JR;CEDRONE TONYA L	6/2/1992	00106660000508	0010666	0000508
SMITH B GRIFFIS;SMITH HAYDEN R	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 <sup>+</sup>
2025	\$280,894	\$65,000	\$345,894	\$303,468
2024	\$280,894	\$65,000	\$345,894	\$275,880
2023	\$283,374	\$45,000	\$328,374	\$250,800
2022	\$183,000	\$45,000	\$228,000	\$228,000
2021	\$183,000	\$45,000	\$228,000	\$228,000
2020	\$168,001	\$44,999	\$213,000	\$213,000

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.