



Address: [613 MERRILL DR](#)
City: BEDFORD
Georeference: 3790-4-16
Subdivision: BROOK HOLLOW-BEDFORD
Neighborhood Code: 3B030H

Latitude: 32.8303425621
Longitude: -97.1532736892
TAD Map: 2102-420
MAPSCO: TAR-053M



Google Map or type unknown

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

PROPERTY DATA

Legal Description: BROOK HOLLOW-BEDFORD
Block 4 Lot 16
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: 1962
Agent: GOODRICH REALTY CONSULTING (00974)
Protest Deadline Date: 5/24/2024

Site Number: 00305855
Site Name: BROOK HOLLOW-BEDFORD-4-16
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,610
Percent Complete: 100%
Land Sqft^{*}: 13,690
Land Acres^{*}: 0.3142
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:
STUART ROBERT RYAN
Primary Owner Address:
613 MERRILL DR
BEDFORD, TX 76022-7129

Deed Date: 4/6/2006
Deed Volume: 0000000
Deed Page: 0000000
Instrument: [D206103515](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BIASATTI DANTE SANTO EST	1/14/2000	00141800000163	0014180	0000163
BIASATTI DANTE SANTO	6/7/1999	00000000000000	0000000	0000000
BIASATTI ALVA REDA;BIASATTI DANTE	12/31/1900	00044270000429	0004427	0000429



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	\$265,589	\$75,000	\$340,589	\$340,589
2024	\$265,589	\$75,000	\$340,589	\$340,589
2023	\$293,811	\$55,000	\$348,811	\$312,169
2022	\$252,427	\$55,000	\$307,427	\$283,790
2021	\$211,633	\$55,000	\$266,633	\$257,991
2020	\$180,621	\$55,000	\$235,621	\$234,537

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.