



Address: [1313 BRYAN CT](#)
City: BEDFORD
Georeference: 8800-6-10
Subdivision: CRESTVIEW ADDITION-BEDFORD
Neighborhood Code: 3B030Q

Latitude: 32.8252844207
Longitude: -97.1441180059
TAD Map: 2108-420
MAPSCO: TAR-054N



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

PROPERTY DATA

Legal Description: CRESTVIEW ADDITION-BEDFORD Block 6 Lot 10

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: 1960
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$281,340
Protest Deadline Date: 5/24/2024

Site Number: 00660787
Site Name: CRESTVIEW ADDITION-BEDFORD-6-10
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,077
Percent Complete: 100%
Land Sqft^{*}: 7,811
Land Acres^{*}: 0.1793
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:
PRATT ARNOLD L JR
Primary Owner Address:
1313 BRYAN CT
BEDFORD, TX 76022

Deed Date: 4/2/2024
Deed Volume:
Deed Page:
Instrument: [D224056527](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
WILLIAMS JUSTIN	10/27/2021	D221319423		
HARRISON ALICIA NAIL	6/4/2019	D219121015		
FLACK PETER A	8/7/1995	00121600000086	0012160	0000086
FLACK CAROLE;FLACK PETER	11/19/1991	00104550001321	0010455	0001321
SECRETARY OF HUD	7/10/1991	00103390001990	0010339	0001990
NEW SOUTH FEDERAL SAVINGS BK	7/2/1991	00103060000221	0010306	0000221
JOHNSON FRANCES C	9/11/1986	00086810001546	0008681	0001546
ALCEDO ANTHONY M;ALCEDO JUDY C	5/24/1984	00078390000952	0007839	0000952
J F B INC	11/10/1983	00076640001108	0007664	0001108
BINION DAVID A	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	\$226,340	\$55,000	\$281,340	\$281,340
2024	\$226,340	\$55,000	\$281,340	\$281,340
2023	\$253,070	\$45,000	\$298,070	\$298,070
2022	\$201,981	\$45,000	\$246,981	\$246,981
2021	\$115,000	\$45,000	\$160,000	\$160,000
2020	\$115,000	\$45,000	\$160,000	\$160,000

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

There are no exemptions for this property

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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.