



Address: [1309 BRYAN CT](#)
City: BEDFORD
Georeference: 8800-6-11
Subdivision: CRESTVIEW ADDITION-BEDFORD
Neighborhood Code: 3B030Q

Latitude: 32.8253113009
Longitude: -97.1443634698
TAD Map: 2108-420
MAPSCO: TAR-054N



Google Map or type unknown

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

PROPERTY DATA

Legal Description: CRESTVIEW ADDITION-BEDFORD Block 6 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: 1960

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$209,000

Protest Deadline Date: 5/24/2024

Site Number: 00660795

Site Name: CRESTVIEW ADDITION-BEDFORD-6-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,222

Percent Complete: 100%

Land Sqft^{*}: 6,745

Land Acres^{*}: 0.1548

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:

NAIL MICHAEL ANTHONY

Primary Owner Address:

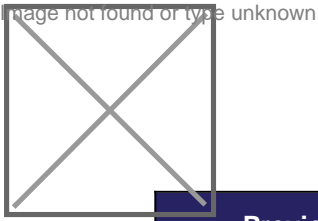
3401 SUNNYVIEW LN
FLOWER MOUND, TX 75022

Deed Date: 1/16/2024

Deed Volume:

Deed Page:

Instrument: [D224009581](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALICIA HARRISON NAIL EST	3/7/1995	00119100000498	0011910	0000498
NAIL BILL R SR	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	\$154,000	\$55,000	\$209,000	\$209,000
2024	\$154,000	\$55,000	\$209,000	\$209,000
2023	\$205,000	\$45,000	\$250,000	\$250,000
2022	\$150,000	\$45,000	\$195,000	\$195,000
2021	\$142,548	\$45,000	\$187,548	\$187,548
2020	\$75,000	\$45,000	\$120,000	\$120,000

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

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.