



Address: [1305 BRYAN CT](#)
City: BEDFORD
Georeference: 8800-6-12
Subdivision: CRESTVIEW ADDITION-BEDFORD
Neighborhood Code: 3B030Q

Latitude: 32.8252084204
Longitude: -97.1445504659
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 12

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: \$231,618

Protest Deadline Date: 5/24/2024

Site Number: 00660809

Site Name: CRESTVIEW ADDITION-BEDFORD-6-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,039

Percent Complete: 100%

Land Sqft^{*}: 7,502

Land Acres^{*}: 0.1722

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:

BROWN DOYLE R
BROWN DALTON CHADWICK

Primary Owner Address:

1305 BRYAN CT
BEDFORD, TX 76022

Deed Date: 2/1/2021

Deed Volume:

Deed Page:

Instrument: [D221039662](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN DOYLE R	1/18/2019	D219011528		
FAST INVESTMENTS LLC	12/7/2018	D218270181		
GARNER RICHARD SR	8/13/2015	D215283521		
GARNER DEBRA;GARNER RICHARD SR	5/29/1998	00132550000524	0013255	0000524
VERSAGGIO KELLY;VERSAGGIO MARK	3/15/1996	00123110002307	0012311	0002307
HIGBIE JO AN	10/20/1995	00121680000433	0012168	0000433
HIGBIE CHRISTIN;HIGBIE THEODORE	2/24/1994	00114630001738	0011463	0001738
HUNT JIMMY DALE	7/3/1991	00103130000752	0010313	0000752
RAINWATER;RAINWATER PAUL A JR	9/30/1986	00087000000193	0008700	0000193
NAIL BILL 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 ⁺
2025	\$176,618	\$55,000	\$231,618	\$231,618
2024	\$176,618	\$55,000	\$231,618	\$229,004
2023	\$198,255	\$45,000	\$243,255	\$190,837
2022	\$158,415	\$45,000	\$203,415	\$173,488
2021	\$128,905	\$45,000	\$173,905	\$157,716
2020	\$98,378	\$45,000	\$143,378	\$143,378

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.