



Address: [1428 BRYAN DR](#)
City: BEDFORD
Georeference: 14370-H-2
Subdivision: FOREST RIDGE ADDITION
Neighborhood Code: 3B030C

Latitude: 32.8255665532
Longitude: -97.1416622455
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: FOREST RIDGE ADDITION
Block H Lot 2
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: 1975
Personal Property Account: N/A
Agent: None
Notice Sent Date: 4/15/2025
Notice Value: \$297,950
Protest Deadline Date: 5/24/2024

Site Number: 00966177
Site Name: FOREST RIDGE ADDITION-H-2
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 1,503
Percent Complete: 100%
Land Sqft^{*}: 8,868
Land Acres^{*}: 0.2035
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:
HINNEN DEAN A
HINNEN KATHLEEN F
Primary Owner Address:
1428 BRYAN DR
BEDFORD, TX 76022-7538

Deed Date: 6/30/2003
Deed Volume: 0016873
Deed Page: 0000188
Instrument: 00168730000188

Previous Owners	Date	Instrument	Deed Volume	Deed Page
RISINGER BELINDA INEZ	12/2/1999	00141320000325	0014132	0000325
RISINGER BELINDA;RISINGER STEVE A	10/8/1998	00134640000364	0013464	0000364
EASTUP PAMELA EDGINGTON	1/3/1997	00000000000000	0000000	0000000
EDGINGTON WILMA	8/19/1991	00000000000000	0000000	0000000
EDGINGTON BOBBY;EDGINGTON WILMA	1/7/1977	00061560000684	0006156	0000684
EDGINGTON BOBBY	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	\$232,950	\$65,000	\$297,950	\$297,950
2024	\$232,950	\$65,000	\$297,950	\$289,555
2023	\$235,030	\$45,000	\$280,030	\$263,232
2022	\$198,830	\$45,000	\$243,830	\$239,302
2021	\$172,547	\$45,000	\$217,547	\$217,547
2020	\$153,315	\$45,000	\$198,315	\$198,315

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.