



Address: [1221 BRIAR DR](#)
City: BEDFORD
Georeference: 22420-5-1
Subdivision: KELMONT PARK ADDITION
Neighborhood Code: 3B030G

Latitude: 32.8328709828
Longitude: -97.148913148
TAD Map: 2102-424
MAPSCO: TAR-054J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: KELMONT PARK ADDITION
Block 5 Lot 1

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: 1990

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/24/2024

Site Number: 01494961

Site Name: KELMONT PARK ADDITION-5-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,027

Percent Complete: 100%

Land Sqft^{*}: 11,200

Land Acres^{*}: 0.2571

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:

MOLINAR REVOCABLE LIVING TRUST

Primary Owner Address:

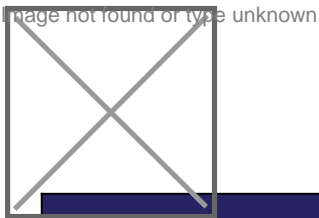
1221 BRIAR DR
BEDFORD, TX 76022

Deed Date: 1/29/2019

Deed Volume:

Deed Page:

Instrument: [D219025577](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MOLINAR LOUISE M;MOLINAR MARCO A	7/31/1992	00107260002198	0010726	0002198
HUDNALL RONALD;HUDNALL SHERRY	7/13/1990	00099860000775	0009986	0000775
BROOKS HOMES CORP	3/8/1990	00098650000234	0009865	0000234
BLASSINGAME K E;BLASSINGAME R H OSBURN	4/25/1985	00081620000499	0008162	0000499

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	\$276,459	\$75,000	\$351,459	\$351,459
2024	\$276,459	\$75,000	\$351,459	\$351,459
2023	\$312,888	\$55,000	\$367,888	\$342,165
2022	\$268,027	\$55,000	\$323,027	\$311,059
2021	\$243,048	\$55,000	\$298,048	\$282,781
2020	\$202,074	\$55,000	\$257,074	\$257,074

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.