



**Address:** [1209 BRIAR DR](#)  
**City:** BEDFORD  
**Georeference:** 22420-5-4  
**Subdivision:** KELMONT PARK ADDITION  
**Neighborhood Code:** 3B030G

**Latitude:** 32.8328686076  
**Longitude:** -97.1497005949  
**TAD Map:** 2102-424  
**MAPSCO:** TAR-054J



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

## PROPERTY DATA

**Legal Description:** KELMONT PARK ADDITION  
Block 5 Lot 4

**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:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 01494988

**Site Name:** KELMONT PARK ADDITION-5-4

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,585

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,343

**Land Acres<sup>\*</sup>:** 0.2603

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

WINSTON BETH

WINSTON ALEX

**Primary Owner Address:**

1209 BRIAR DR  
BEDFORD, TX 76022

**Deed Date:** 2/21/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223027959](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PURCHASING FUNDS 2021-1 LLC	12/12/2022	<a href="#">D222285220</a>		
CARDOSO LUCAS A	4/8/2016	<a href="#">D216073182</a>		
LUEBKE DAWN C	10/9/1997	00129410000432	0012941	0000432
BRIDGER PATRICK O	10/18/1996	00125560001203	0012556	0001203
BOEDEKER KIMBERLY;BOEDEKER MICHAEL B	1/31/1996	00122510001178	0012251	0001178
DILLARD LISA G	1/31/1994	00114400001486	0011440	0001486
WALKER ELEANORE F TR ETAL	9/3/1993	00114400001480	0011440	0001480
CARPENTER;CARPENTER R D	5/10/1985	00081780001491	0008178	0001491
SKOWRON DEBBIE;SKOWRON JAMES	12/7/1983	00076860001723	0007686	0001723
B D PATTERSON	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 <sup>+</sup>
2025	\$239,594	\$75,000	\$314,594	\$314,594
2024	\$239,594	\$75,000	\$314,594	\$314,594
2023	\$270,070	\$55,000	\$325,070	\$325,070
2022	\$198,817	\$55,000	\$253,817	\$248,789
2021	\$180,594	\$55,000	\$235,594	\$226,172
2020	\$150,611	\$55,000	\$205,611	\$205,611

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

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## Tarrant Appraisal District Property Information | PDF

- 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.