



**Address:** [1212 CIRCLE LN](#)  
**City:** BEDFORD  
**Georeference:** 22420-7-1  
**Subdivision:** KELMONT PARK ADDITION  
**Neighborhood Code:** 3B030G

**Latitude:** 32.832334481  
**Longitude:** -97.1499863234  
**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 7 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:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$360,835

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

**Site Number:** 01495607

**Site Name:** KELMONT PARK ADDITION-7-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,688

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 13,655

**Land Acres<sup>\*</sup>:** 0.3134

**Pool:** Y

<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:**

FRYDA ERIC BLAINE

**Primary Owner Address:**

1212 CIRCLE LN  
BEDFORD, TX 76022-6780

**Deed Date:** 7/29/2008

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D208305543](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
FRYDA ERIC B;FRYDA JEAN E	10/8/1999	00140500000080	0014050	0000080
STICKLES DEBR;STICKLES GEORGE III	3/25/1997	00127140001837	0012714	0001837
DUNN CLETA;DUNN JAMES H	3/1/1983	00074540002042	0007454	0002042
REGIS J. GRIFFIN	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	\$265,000	\$75,000	\$340,000	\$340,000
2024	\$285,835	\$75,000	\$360,835	\$326,700
2023	\$265,000	\$55,000	\$320,000	\$297,000
2022	\$215,000	\$55,000	\$270,000	\$270,000
2021	\$215,000	\$55,000	\$270,000	\$270,000
2020	\$210,000	\$55,000	\$265,000	\$265,000

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

- 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.