



Address: [1416 BRIAR DR](#)
City: BEDFORD
Georeference: 22420-7-14
Subdivision: KELMONT PARK ADDITION
Neighborhood Code: 3B030G

Latitude: 32.8323445571
Longitude: -97.1465158967
TAD Map: 2108-424
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 14

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: 2012

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$604,637

Protest Deadline Date: 5/24/2024

Site Number: 01495747

Site Name: KELMONT PARK ADDITION-7-14

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 3,841

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:

GUERRA ANGEL
GUERRA JESSICA

Primary Owner Address:

1416 BRIAR DR
BEDFORD, TX 76022

Deed Date: 2/7/2020

Deed Volume:

Deed Page:

Instrument: [D220032346](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MCGEARY AARON D;MCGEARY ELIZABETH	4/24/2013	D213106314	0000000	0000000
MCGEARY DAVID E	10/1/2012	D212244058	0000000	0000000
MCGEARY AARON D	7/11/2005	D205208528	0000000	0000000
DAVIS GLEN;DAVIS SAM NICHOLS	2/22/2005	D205133475	0000000	0000000
JACQUELINE P HART TRUST	5/11/2001	00148860000147	0014886	0000147
HART JACQUELINE P	4/5/1993	00110950001172	0011095	0001172
HART BRUCE R	12/31/1900	000000000000000	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	\$529,637	\$75,000	\$604,637	\$604,637
2024	\$529,637	\$75,000	\$604,637	\$583,430
2023	\$475,391	\$55,000	\$530,391	\$530,391
2022	\$453,189	\$55,000	\$508,189	\$508,189
2021	\$460,094	\$55,000	\$515,094	\$515,094
2020	\$380,008	\$55,000	\$435,008	\$419,100

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.