



Address: [2616 HARWOOD RD](#)
City: BEDFORD
Georeference: 27020--14
Subdivision: MURPHY, J R ADDITION
Neighborhood Code: Day Care General

Latitude: 32.8515600378
Longitude: -97.1224811649
TAD Map: 2114-428
MAPSCO: TAR-054D



Google Map or type unknown

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

PROPERTY DATA

Legal Description: MURPHY, J R ADDITION 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: F1

Year Built: 1985

Personal Property Account: [09424660](#)

Agent: TAX RECOURSE LLC (00984)

Notice Sent Date: 5/1/2025

Notice Value: \$448,875

Protest Deadline Date: 5/31/2024

Site Number: 80139264

Site Name: KINDER CARE

Site Class: DayCare - Day Care Center

Parcels: 1

Primary Building Name: KINDER CARE / 01829602

Primary Building Type: Commercial

Gross Building Area+++ : 6,000

Net Leasable Area+++ : 6,000

Percent Complete: 100%

Land Sqft* : 33,655

Land Acres* : 0.7726

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:

KCP RE LLC

Primary Owner Address:

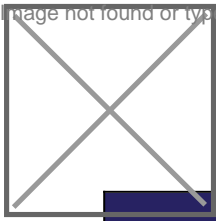
6310 SAN VICENTE BLVD SUITE 250
LOS ANGELES, CA 90048

Deed Date: 7/31/2015

Deed Volume:

Deed Page:

Instrument: [D215171162](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KC PROPCO LLC	6/1/2003	D203244665	0016899	0000065
KINDER CARE LEARNING CENTERS	1/4/1988	00092810000724	0009281	0000724
KINDER CARE LEANING CNTRS INC	10/17/1985	00083430000081	0008343	0000081
D & D VENTURE	12/21/1984	00080400000168	0008040	0000168
TAYLOR LILLIAN J	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	\$280,600	\$168,275	\$448,875	\$448,875
2024	\$333,725	\$168,275	\$502,000	\$502,000
2023	\$267,725	\$168,275	\$436,000	\$436,000
2022	\$231,725	\$168,275	\$400,000	\$400,000
2021	\$221,725	\$168,275	\$390,000	\$390,000
2020	\$261,725	\$168,275	\$430,000	\$430,000

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

There are no exemptions for this property

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.