



**Address:** [2040 BEDFORD RD](#)  
**City:** BEDFORD  
**Georeference:** A1735-1A01  
**Subdivision:** WILLIAMS, T W SURVEY  
**Neighborhood Code:** MED-HEB Hospital District

**Latitude:** 32.8444449546  
**Longitude:** -97.1348797103  
**TAD Map:** 2108-428  
**MAPSCO:** TAR-054F



Google Map or type unknown

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

**PROPERTY DATA**

**Legal Description:** WILLIAMS, T W SURVEY  
Abstract 1735 Tract 1A01

**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:** 2004

**Personal Property Account:** Multi

**Agent:** NORTH TEXAS PROPERTY TAX SERV (00855)

**Notice Sent Date:** 5/1/2025

**Notice Value:** \$621,514

**Protest Deadline Date:** 5/31/2024

**Site Number:** 80351069  
**Site Name:** 2040 BEDFORD RD  
**Site Class:** MEDOff - Medical-Office  
**Parcels:** 1  
**Primary Building Name:** 2040 BEDFORD RD / 04283872  
**Primary Building Type:** Commercial  
**Gross Building Area<sup>+++</sup>:** 2,401  
**Net Leasable Area<sup>+++</sup>:** 2,401  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 8,712  
**Land Acres<sup>\*</sup>:** 0.2000  
**Pool:** N

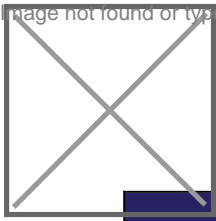
+++ Rounded.

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

**OWNER INFORMATION**

**Current Owner:**  
KYLING GROUP LLC  
**Primary Owner Address:**  
1223 TRAVIS CIR N  
IRVING, TX 75038

**Deed Date:** 11/9/2018  
**Deed Volume:**  
**Deed Page:**  
**Instrument:** [D218260203](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
KYLING JAN F	1/21/2005	<a href="#">D205028876</a>	0000000	0000000
BICE FAMILY LTD PARTNERSHIP	5/1/1997	00129220000490	0012922	0000490
BICE FAMILY LIVING TRUST	11/30/1992	00108690001610	0010869	0001610
BICE LEROY	8/21/1985	00082840000371	0008284	0000371
HOWARD N J MARTIN	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	\$556,174	\$65,340	\$621,514	\$619,458
2024	\$450,875	\$65,340	\$516,215	\$516,215
2023	\$484,489	\$65,340	\$549,829	\$549,829
2022	\$415,660	\$65,340	\$481,000	\$481,000
2021	\$334,660	\$65,340	\$400,000	\$400,000
2020	\$334,660	\$65,340	\$400,000	\$400,000

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.