



**Address:** [2616 TALL MEADOW CT](#)  
**City:** BEDFORD  
**Georeference:** 7410-3-7  
**Subdivision:** CLASSIC CONCEPTS I ADDITION  
**Neighborhood Code:** 3X030F

**Latitude:** 32.8483498057  
**Longitude:** -97.1233379351  
**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:** CLASSIC CONCEPTS I  
ADDITION Block 3 Lot 7

**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:** 1988

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 06000479

**Site Name:** CLASSIC CONCEPTS I ADDITION-3-7

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,965

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,562

**Land Acres<sup>\*</sup>:** 0.2195

**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:**

KILLIAN AUSTIN

**Primary Owner Address:**

2012 BEDFORD RD  
BEDFORD, TX 76021

**Deed Date:** 11/29/2021

**Deed Volume:**

**Deed Page:**

**Instrument:** [D221349496](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BELLMAN WILLIAM	3/4/2021	<a href="#">D221156219</a>		
BELLMAN CAROL;BELLMAN WILLIAM J	11/25/1998	00000000000000	0000000	0000000
BELLMAN CAROL FURMA;BELLMAN WILLIAM	6/12/1998	00132670000068	0013267	0000068
BOSEMER DONNA;BOSEMER RAYMOND	2/2/1989	00095080001634	0009508	0001634
CLASSIC CONCEPTS INC	1/1/1986	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	\$327,322	\$80,000	\$407,322	\$407,322
2024	\$327,322	\$80,000	\$407,322	\$407,322
2023	\$347,322	\$60,000	\$407,322	\$372,956
2022	\$279,051	\$60,000	\$339,051	\$339,051
2021	\$233,578	\$60,000	\$293,578	\$293,578
2020	\$235,246	\$60,000	\$295,246	\$295,246

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.