



Address: [2413 BEDFORD CIR](#)
City: BEDFORD
Georeference: 1986C-1-16
Subdivision: BEDFORD PARC ADDITION
Neighborhood Code: 3X040B

Latitude: 32.8433842441
Longitude: -97.1369736571
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: BEDFORD PARC ADDITION
Block 1 Lot 16

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: 2000

Personal Property Account: N/A

Agent: THE RAY TAX GROUP LLC (01008)

Protest Deadline Date: 5/24/2024

Site Number: 06704964

Site Name: BEDFORD PARC ADDITION-1-16

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,618

Percent Complete: 100%

Land Sqft^{*}: 4,980

Land Acres^{*}: 0.1143

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:

SEPEHR MATHEW

Primary Owner Address:

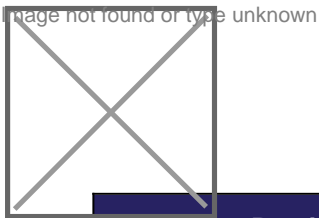
2413 BEDFORD CIR
BEDFORD, TX 76021-1823

Deed Date: 6/30/2005

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D205196093](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
BROWN SEAN W	6/28/2002	00157930000275	0015793	0000275
GUNNIP KEVIN S;GUNNIP SARAH E	6/14/2000	00143910000434	0014391	0000434
DENA DAVIS ENTERPRISES INC	2/17/2000	00142220000059	0014222	0000059
BRENTWOOD CONSTRUCTION CO INC	4/7/1998	00131680000082	0013168	0000082
HERMAN J SMITH & CO LTD	10/7/1994	00117540001899	0011754	0001899
HARVEY WILLIAM Y	1/1/1994	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	\$271,197	\$90,000	\$361,197	\$361,197
2024	\$341,589	\$90,000	\$431,589	\$431,589
2023	\$402,567	\$70,000	\$472,567	\$412,500
2022	\$305,000	\$70,000	\$375,000	\$375,000
2021	\$305,000	\$70,000	\$375,000	\$375,000
2020	\$285,000	\$70,000	\$355,000	\$355,000

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.