



**Address:** [2204 BEDFORD CIR](#)  
**City:** BEDFORD  
**Georeference:** 1986C-2-12  
**Subdivision:** BEDFORD PARC ADDITION  
**Neighborhood Code:** 3X040B

**Latitude:** 32.8418200894  
**Longitude:** -97.1352523574  
**TAD Map:** 2108-424  
**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 2 Lot 12

**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:** 1998

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$458,480

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

**Site Number:** 06705405

**Site Name:** BEDFORD PARC ADDITION-2-12

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,334

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,127

**Land Acres<sup>\*</sup>:** 0.1636

**Pool:** N

<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:**

MERWIN III FAMILY TRUST

**Primary Owner Address:**

2204 BEDFORD CIR  
BEDFORD, TX 76021

**Deed Date:** 9/19/2017

**Deed Volume:**

**Deed Page:**

**Instrument:** [D217222209](#)

| Previous Owners                   | Date      | Instrument                 | Deed Volume | Deed Page |
|-----------------------------------|-----------|----------------------------|-------------|-----------|
| MERWIN GEORGE W III;MERWIN SHARON | 3/1/2013  | <a href="#">D213075394</a> | 0000000     | 0000000   |
| MERWIN GEORGE III;MERWIN SHARON   | 1/26/2005 | <a href="#">D205031577</a> | 0000000     | 0000000   |
| MERWIN GEORGE W;MERWIN SHARON A   | 1/20/2005 | <a href="#">D205027502</a> | 0000000     | 0000000   |
| MERWIN GEORGE III;MERWIN SHARON   | 5/6/2003  | 00167400000185             | 0016740     | 0000185   |
| MERWIN G W III;MERWIN SHARON A    | 1/14/1999 | 00136160000053             | 0013616     | 0000053   |
| MERWIN GEORGE W III               | 9/3/1998  | 00134130000602             | 0013413     | 0000602   |
| BRENTWOOD CONSTRUCTION CO INC     | 6/23/1997 | 00128110000485             | 0012811     | 0000485   |
| 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 <sup>+</sup> |
|------|--------------------|-------------|--------------|------------------------------|
| 2025 | \$368,480          | \$90,000    | \$458,480    | \$458,480                    |
| 2024 | \$368,480          | \$90,000    | \$458,480    | \$431,123                    |
| 2023 | \$412,233          | \$70,000    | \$482,233    | \$391,930                    |
| 2022 | \$286,300          | \$70,000    | \$356,300    | \$356,300                    |
| 2021 | \$287,692          | \$70,000    | \$357,692    | \$357,692                    |
| 2020 | \$267,806          | \$70,000    | \$337,806    | \$337,806                    |

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.