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Address: [2684 BRITANY CIR](#)
City: BEDFORD
Georeference: 3602G-1-2
Subdivision: BRITANY CHASE ADDITION
Neighborhood Code: 3B040J

Latitude: 32.8231137125
Longitude: -97.1263484652
TAD Map: 2114-420
MAPSCO: TAR-054Q



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

PROPERTY DATA

Legal Description: BRITANY CHASE ADDITION
Block 1 Lot 2

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: 2002

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$360,000

Protest Deadline Date: 5/24/2024

Site Number: 07820631

Site Name: BRITANY CHASE ADDITION-1-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,763

Percent Complete: 100%

Land Sqft^{*}: 7,940

Land Acres^{*}: 0.1822

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:

SAMANT YASHRAJ
MISTRY ESHA

Primary Owner Address:

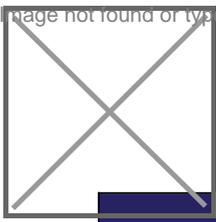
616 FOUR STONES BLVD
THE COLONY, TX 75056

Deed Date: 8/8/2016

Deed Volume:

Deed Page:

Instrument: [D216181634](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MARSH MELISSA L	6/30/2011	D211160100	0000000	0000000
MEYER SEAN	4/5/2006	D206113994	0000000	0000000
STINSON CATHY;STINSON ROBERT B	9/17/2004	D205000201	0000000	0000000
RUJA CATHIE	8/16/2002	00159290000238	0015929	0000238
MAPLE CREEK HOMES INC	9/14/2001	00151600000212	0015160	0000212
BRITANY CHASE LTD	1/1/2001	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	\$265,000	\$75,000	\$340,000	\$340,000
2024	\$285,000	\$75,000	\$360,000	\$332,750
2023	\$345,000	\$25,000	\$370,000	\$302,500
2022	\$335,039	\$25,000	\$360,039	\$275,000
2021	\$225,000	\$25,000	\$250,000	\$250,000
2020	\$225,000	\$25,000	\$250,000	\$250,000

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.