



Address: [2453 AVALON CT](#)
City: BEDFORD
Georeference: 1304Z-1-13
Subdivision: AVALON PLACE ADDITION
Neighborhood Code: 3X030M

Latitude: 32.8450561416
Longitude: -97.1288246935
TAD Map: 2114-428
MAPSCO: TAR-054G



Google Map or type unknown

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

PROPERTY DATA

Legal Description: AVALON PLACE ADDITION
Block 1 Lot 13 PLAT D214214575

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: 2015
Personal Property Account: N/A
Agent: OWNWELL INC (12140)
Notice Sent Date: 5/1/2025
Notice Value: \$494,913
Protest Deadline Date: 5/24/2024

Site Number: 800004373
Site Name: AVALON PLACE ADDITION Block 1 Lot 13
Site Class: A1 - Residential - Single Family
Parcels: 1
Approximate Size⁺⁺⁺: 2,666
Percent Complete: 100%
Land Sqft^{*}: 4,856
Land Acres^{*}: 0.1115
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:
ARYAL SANDESH
Primary Owner Address:
2453 AVALON CT
BEDFORD, TX 76021

Deed Date: 12/8/2021
Deed Volume:
Deed Page:
Instrument: [D221359362](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HAN SHU;JOURNAY BRANDON W	2/16/2016	D216035957		
GRAHAM HART LTD	7/17/2015	D215160767		

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	\$394,913	\$100,000	\$494,913	\$494,913
2024	\$394,913	\$100,000	\$494,913	\$475,080
2023	\$395,920	\$65,000	\$460,920	\$431,891
2022	\$327,628	\$65,000	\$392,628	\$392,628
2021	\$273,000	\$65,000	\$338,000	\$338,000
2020	\$284,321	\$65,000	\$349,321	\$349,321

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.