



Address: [2501 SUNSHINE CT](#)
City: BEDFORD
Georeference: 40792-1-1
Subdivision: SUNNY MEADOWS ADDITION-BEDFORD
Neighborhood Code: 3X020E

Latitude: 32.8465830723
Longitude: -97.1367217216
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: SUNNY MEADOWS ADDITION-BEDFORD Block 1 Lot 1

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: 1982

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$405,356

Protest Deadline Date: 5/24/2024

Site Number: 03028771

Site Name: SUNNY MEADOWS ADDITION-BEDFORD-1-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,916

Percent Complete: 100%

Land Sqft^{*}: 9,424

Land Acres^{*}: 0.2163

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

BRANHAM DAVID ALLEN
BRANHAM LAURI LYNN

Primary Owner Address:

2501 SUNSHINE CT
BEDFORD, TX 76021

Deed Date: 6/14/2019

Deed Volume:

Deed Page:

Instrument: [D219128914](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
LEE LINNEA L	2/13/2018	DC		
LEE GENE D EST; LEE LINNEA L	8/22/2003	D203327231	0017147	0000081
MAY R D; MAY R S DAVIDSON	12/31/1900	000000000000000	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	\$360,356	\$45,000	\$405,356	\$368,865
2024	\$360,356	\$45,000	\$405,356	\$335,332
2023	\$357,343	\$45,000	\$402,343	\$304,847
2022	\$232,134	\$45,000	\$277,134	\$277,134
2021	\$233,887	\$45,000	\$278,887	\$278,887
2020	\$235,641	\$45,000	\$280,641	\$280,641

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.