



Address: [2541 SUNSHINE CT](#)
City: BEDFORD
Georeference: 40792-1-11
Subdivision: SUNNY MEADOWS ADDITION-BEDFORD
Neighborhood Code: 3X020E

Latitude: 32.8478127563
Longitude: -97.137976791
TAD Map: 2108-428
MAPSCO: TAR-054B



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 11

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: \$401,679

Protest Deadline Date: 5/24/2024

Site Number: 03028895

Site Name: SUNNY MEADOWS ADDITION-BEDFORD-1-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,348

Percent Complete: 100%

Land Sqft^{*}: 16,105

Land Acres^{*}: 0.3697

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:

OSBORNE JAMES CURTIS

Primary Owner Address:

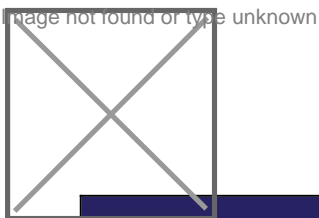
2541 SUNSHINE CT
BEDFORD, TX 76021-4644

Deed Date: 3/29/2004

Deed Volume: 00000000

Deed Page: 00000000

Instrument: [D204106359](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
TRAN CANH T;TRAN MYLINH A	6/11/1999	00138660000239	0013866	0000239
SEC OF HUD	2/17/1999	00136790000087	0013679	0000087
COLONIAL SAVINGS	1/5/1999	00135940000401	0013594	0000401
RAY JOHNNIE H;RAY KATHY R	4/8/1996	00123250002287	0012325	0002287
HAMILTON HAROLD;HAMILTON PEGGY J	1/27/1989	00095040000716	0009504	0000716
BROWNING DAVID NEIL	10/1/1982	00073730001820	0007373	0001820

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	\$356,679	\$45,000	\$401,679	\$396,775
2024	\$356,679	\$45,000	\$401,679	\$330,646
2023	\$353,388	\$45,000	\$398,388	\$300,587
2022	\$228,261	\$45,000	\$273,261	\$273,261
2021	\$230,147	\$45,000	\$275,147	\$275,147
2020	\$232,034	\$45,000	\$277,034	\$276,156

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

There are no exemptions for this property

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.