



Address: [1316 COUNTRY MEADOWS DR](#)
City: BEDFORD
Georeference: 8496-2-5
Subdivision: COUNTRY MEADOWS ADDN-BEDFORD
Neighborhood Code: 3X020H

Latitude: 32.8546720416
Longitude: -97.1465589608
TAD Map: 2108-432
MAPSCO: TAR-054A



Google Map or type unknown

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

PROPERTY DATA

Legal Description: COUNTRY MEADOWS ADDN-BEDFORD Block 2 Lot 5

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: 1985

Personal Property Account: N/A

Agent: CHANDLER CROUCH (11730)

Notice Sent Date: 4/15/2025

Notice Value: \$380,088

Protest Deadline Date: 5/24/2024

Site Number: 05029791

Site Name: COUNTRY MEADOWS ADDN-BEDFORD-2-5

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,052

Percent Complete: 100%

Land Sqft^{*}: 6,427

Land Acres^{*}: 0.1475

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:

SIBLEY MICHAEL R

Primary Owner Address:

1316 COUNTRY MEADOWS DR
BEDFORD, TX 76021

Deed Date: 2/28/2024

Deed Volume:

Deed Page:

Instrument: [D224036850](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
TEXAS STAR HOME BUYERS LLC	12/29/2023	D224001284		
H&M REALTY GROUP LLC	12/29/2023	D224001070		
WAGNER DANA L	4/29/2008	D208164711	0000000	0000000
HACK KENNY LYNN;HACK LANELLE	2/23/1993	00109630001793	0010963	0001793
JONES SHEILA A	8/8/1990	00100160001403	0010016	0001403
VAN PELT JAY S;VAN PELT LA VERN	2/19/1986	00084600001648	0008460	0001648
TRI-CITY BUILDERS INC	3/15/1985	00081190001231	0008119	0001231
TOMAC INC	12/31/1900	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	\$305,088	\$75,000	\$380,088	\$380,088
2024	\$305,088	\$75,000	\$380,088	\$380,088
2023	\$324,284	\$55,000	\$379,284	\$337,742
2022	\$305,282	\$55,000	\$360,282	\$307,038
2021	\$224,125	\$55,000	\$279,125	\$279,125
2020	\$210,037	\$55,000	\$265,037	\$265,037

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.