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Address: [1317 SUNSET LN](#)

City: BEDFORD

Georeference: 8496-2-11

Subdivision: COUNTRY MEADOWS ADDN-BEDFORD

Neighborhood Code: 3X020H

Latitude: 32.8544154273

Longitude: -97.1465589524

TAD Map: 2108-432

MAPSCO: TAR-054A



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

PROPERTY DATA

Legal Description: COUNTRY MEADOWS ADDN-BEDFORD Block 2 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: 1985

Personal Property Account: N/A

Agent: WILLIAM PORTWOOD (01111)

Protest Deadline Date: 5/24/2024

Site Number: 05029864

Site Name: COUNTRY MEADOWS ADDN-BEDFORD-2-11

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,892

Percent Complete: 100%

Land Sqft^{*}: 6,018

Land Acres^{*}: 0.1381

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:

SIEK JEFFREY

SIEK DEBBIE

Primary Owner Address:

1307 REGENCY CT

SOUTHLAKE, TX 76092

Deed Date: 9/6/2013

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D213244622](#)

| Previous Owners | Date | Instrument | Deed Volume | Deed Page |
|---------------------------------|------------|----------------------------|-------------|-----------|
| US BANK NATIONAL ASSOCIATION | 7/3/2013 | D213190793 | 0000000 | 0000000 |
| CRITCHLOW DARLENE K | 3/7/2002 | D204275690 | 0000000 | 0000000 |
| PEELER DARLENE;PEELER J R | 4/3/1996 | 00123260001078 | 0012326 | 0001078 |
| VAN PELT JERRY D | 10/6/1995 | 00123260001063 | 0012326 | 0001063 |
| VANPELT CANDICE;VANPELT JERRY D | 8/15/1989 | 00096790000126 | 0009679 | 0000126 |
| T L S HOMES INC | 7/12/1985 | 00082420001335 | 0008242 | 0001335 |
| 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 | \$190,771 | \$75,000 | \$265,771 | \$265,771 |
| 2024 | \$260,000 | \$75,000 | \$335,000 | \$335,000 |
| 2023 | \$290,655 | \$55,000 | \$345,655 | \$345,655 |
| 2022 | \$203,189 | \$55,000 | \$258,189 | \$258,189 |
| 2021 | \$203,189 | \$55,000 | \$258,189 | \$258,189 |
| 2020 | \$204,174 | \$54,015 | \$258,189 | \$258,189 |

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.