



Address: [1313 SUNSET LN](#)
City: BEDFORD
Georeference: 8496-2-12
Subdivision: COUNTRY MEADOWS ADDN-BEDFORD
Neighborhood Code: 3X020H

Latitude: 32.8544177094
Longitude: -97.1467875052
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 12

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: None

Notice Sent Date: 4/15/2025

Notice Value: \$385,457

Protest Deadline Date: 5/24/2024

Site Number: 05029872

Site Name: COUNTRY MEADOWS ADDN-BEDFORD-2-12

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,027

Percent Complete: 100%

Land Sqft^{*}: 6,614

Land Acres^{*}: 0.1518

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:

NGUYEN HENRY

Primary Owner Address:

1313 SUNSET LN
BEDFORD, TX 76021

Deed Date: 5/2/2025

Deed Volume:

Deed Page:

Instrument: [D225079469](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
NGUYEN NHIEU V	2/5/2008	D208051776	0000000	0000000
NGUYEN LOAN	6/10/2003	00167980000138	0016798	0000138
GRUPE MIRJAM;GRUPE ROLAND	4/18/2002	00156100000462	0015610	0000462
ADAMS HOUNG Y;ADAMS JOHN P	4/5/2001	00148110000451	0014811	0000451
ADAMS & TANG LTD LIABILITY CO	2/11/1999	00136580000519	0013658	0000519
ADAMS HOUNG Y;ADAMS JOHN F	11/13/1987	00000000000000	0000000	0000000
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	\$310,457	\$75,000	\$385,457	\$385,457
2024	\$310,457	\$75,000	\$385,457	\$376,214
2023	\$330,068	\$55,000	\$385,068	\$342,013
2022	\$310,631	\$55,000	\$365,631	\$310,921
2021	\$227,655	\$55,000	\$282,655	\$282,655
2020	\$213,241	\$55,000	\$268,241	\$268,241

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.