



Address: [1301 SUNSET LN](#)
City: BEDFORD
Georeference: 8496-2-15
Subdivision: COUNTRY MEADOWS ADDN-BEDFORD
Neighborhood Code: 3X020H

Latitude: 32.8544248508
Longitude: -97.1474819264
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 15

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: 1991

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$382,047

Protest Deadline Date: 5/24/2024

Site Number: 05029902

Site Name: COUNTRY MEADOWS ADDN-BEDFORD-2-15

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,791

Percent Complete: 100%

Land Sqft^{*}: 7,240

Land Acres^{*}: 0.1662

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:

HAMNER CHARLES P
HAMNER JERI

Primary Owner Address:

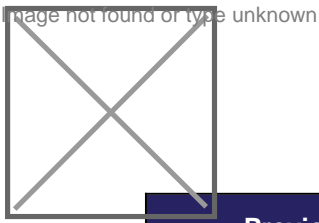
1301 SUNSET LN
BEDFORD, TX 76021-3465

Deed Date: 4/29/1991

Deed Volume: 0010244

Deed Page: 0000455

Instrument: 00102440000455



Previous Owners	Date	Instrument	Deed Volume	Deed Page
WAYNE GUNTER HOMES INC	12/27/1990	00101360001883	0010136	0001883
J B SANDLIN BUILDING CORP	7/11/1985	00082410000898	0008241	0000898
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	\$307,047	\$75,000	\$382,047	\$382,047
2024	\$307,047	\$75,000	\$382,047	\$373,507
2023	\$326,182	\$55,000	\$381,182	\$339,552
2022	\$307,026	\$55,000	\$362,026	\$308,684
2021	\$225,622	\$55,000	\$280,622	\$280,622
2020	\$211,441	\$55,000	\$266,441	\$266,441

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.