



Address: [1300 SUNSET LN](#)
City: BEDFORD
Georeference: 8496-3-1
Subdivision: COUNTRY MEADOWS ADDN-BEDFORD
Neighborhood Code: 3X020H

Latitude: 32.8540368341
Longitude: -97.1474919953
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 3 Lot 1

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: \$385,848

Protest Deadline Date: 5/24/2024

Site Number: 05029910

Site Name: COUNTRY MEADOWS ADDN-BEDFORD-3-1

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,809

Percent Complete: 100%

Land Sqft^{*}: 7,363

Land Acres^{*}: 0.1690

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:

BREAKALL GARY
BREAKALL JUDY

Primary Owner Address:

1300 SUNSET LN
BEDFORD, TX 76021-3464

Deed Date: 5/17/2007

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D207174050](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PATTON BRENDA ANN	11/17/2006	D206363482	0000000	0000000
PATTON BRENDA;PATTON HOWARD M	6/24/1997	00128120000368	0012812	0000368
LOVING J FRANKS;LOVING TIMMOTHY	3/21/1991	00102070000757	0010207	0000757
WAYNE GUNTER HOMES INC	12/27/1990	00101360001872	0010136	0001872
MIKE SANDLIN HOMES INC	7/12/1985	00082420001329	0008242	0001329
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	\$310,848	\$75,000	\$385,848	\$385,848
2024	\$310,848	\$75,000	\$385,848	\$377,348
2023	\$330,183	\$55,000	\$385,183	\$343,044
2022	\$310,279	\$55,000	\$365,279	\$311,858
2021	\$228,507	\$55,000	\$283,507	\$283,507
2020	\$227,224	\$55,000	\$282,224	\$282,224

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.