



Address: [1312 SUNSET LN](#)
City: BEDFORD
Georeference: 8496-3-4
Subdivision: COUNTRY MEADOWS ADDN-BEDFORD
Neighborhood Code: 3X020H

Latitude: 32.8540328166
Longitude: -97.1468055945
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 4

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)

Protest Deadline Date: 5/24/2024

Site Number: 05029945

Site Name: COUNTRY MEADOWS ADDN-BEDFORD-3-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,004

Percent Complete: 100%

Land Sqft^{*}: 6,872

Land Acres^{*}: 0.1577

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:

TRACY FAMILY LIVING TRUST

Primary Owner Address:

1312 SUNSET LN
BEDFORD, TX 76021

Deed Date: 5/22/2020

Deed Volume:

Deed Page:

Instrument: [D220119640](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
THE JOHN LAWRENCE TRACY & RITA SMITH TRACY REVOCABLE LIVING TRUST	5/3/2010	D210285793	0000000	0000000
TRACY JOHN LAWRENCE	10/29/1999	00140810000227	0014081	0000227
GOSS ELIZABETH	12/8/1992	00109140000255	0010914	0000255
GOSS ELIZABETH;GOSS GARY O	7/24/1992	00107270001108	0010727	0001108
PRUDENTIAL RESIDENTIAL SERVICE	6/21/1992	00107270001104	0010727	0001104
PRICE THOMAS J IV;PRICE VIRGINIA	11/12/1986	00087490000132	0008749	0000132
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	\$268,401	\$75,000	\$343,401	\$343,401
2024	\$268,401	\$75,000	\$343,401	\$343,401
2023	\$320,952	\$55,000	\$375,952	\$318,819
2022	\$310,152	\$55,000	\$365,152	\$289,835
2021	\$208,486	\$55,000	\$263,486	\$263,486
2020	\$208,486	\$55,000	\$263,486	\$263,486

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.