



**Address:** [1324 SUNSET LN](#)  
**City:** BEDFORD  
**Georeference:** 8496-3-7  
**Subdivision:** COUNTRY MEADOWS ADDN-BEDFORD  
**Neighborhood Code:** 3X020H

**Latitude:** 32.8540281507  
**Longitude:** -97.1461244456  
**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 7

**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:** 1984

**Personal Property Account:** N/A

**Agent:** None

**Protest Deadline Date:** 5/24/2024

**Site Number:** 05029988

**Site Name:** COUNTRY MEADOWS ADDN-BEDFORD-3-7

**Site Class:** A1 - Residential - Single Family

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,673

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,788

**Land Acres<sup>\*</sup>:** 0.1558

**Pool:** N

<sup>+++</sup> Rounded.

<sup>\*</sup> This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

MUNSELL NOAH

**Primary Owner Address:**

1324 SUNSET LN  
BEDFORD, TX 76021

**Deed Date:** 5/9/2022

**Deed Volume:**

**Deed Page:**

**Instrument:** [D222121443](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ASIAN PROPERTIES LLC	3/29/2022	<a href="#">D222082756</a>		
AUSTIN STACY R	10/17/2019	<a href="#">D219238073</a>		
RICHTER AARON J;RICHTER JENNA	7/28/2017	<a href="#">D217173241</a>		
CAMERON CLASSIE HOMES INC	3/29/2013	<a href="#">D213082548</a>	0000000	0000000
PEART ERIN E;PEART GREG S	4/25/2000	00143150000110	0014315	0000110
GREEN TERESA M	1/4/1994	00114070001952	0011407	0001952
SCUDELLARI G;SCUDELLARI MARSHALL	2/13/1985	00080910000584	0008091	0000584
TRI CITY BUILDINGS INC	7/12/1984	00078870001645	0007887	0001645
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 <sup>+</sup>
2025	\$260,271	\$75,000	\$335,271	\$335,271
2024	\$260,271	\$75,000	\$335,271	\$335,271
2023	\$276,608	\$55,000	\$331,608	\$331,608
2022	\$260,487	\$55,000	\$315,487	\$271,196
2021	\$191,542	\$55,000	\$246,542	\$246,542
2020	\$179,590	\$55,000	\$234,590	\$234,590

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.