



Address: [433 SUNNYBROOK CT](#)
City: BEDFORD
Georeference: 25260-61R-5A
Subdivision: MAYFAIR ADDITION-HURST
Neighborhood Code: A3M020H

Latitude: 32.8514721388
Longitude: -97.164233238
TAD Map: 2102-428
MAPSCO: TAR-053C



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: MAYFAIR ADDITION-HURST
Block 61R Lot 5A & LOT 5B2

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

Notice Sent Date: 4/15/2025

Notice Value: \$312,124

Protest Deadline Date: 5/24/2024

Site Number: 05161886

Site Name: MAYFAIR ADDITION-HURST-61R-5A

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,567

Percent Complete: 100%

Land Sqft^{*}: 5,227

Land Acres^{*}: 0.1200

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:

SNELLING LEONA RUTH

Primary Owner Address:

433 SUNNYBROOK CT
BEDFORD, TX 76021-4156

Deed Date: 6/7/2002

Deed Volume: 0015740

Deed Page: 0000249

Instrument: 00157400000249

Previous Owners	Date	Instrument	Deed Volume	Deed Page
KOHSMANN DIANE;KOHSMANN ROBERT F	12/18/1999	00147670000140	0014767	0000140
KOHSMANN DANA LEE EST	2/4/1988	00091870001077	0009187	0001077
CLASSIC CONCEPTS 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	\$287,124	\$25,000	\$312,124	\$277,710
2024	\$287,124	\$25,000	\$312,124	\$252,464
2023	\$289,497	\$25,000	\$314,497	\$229,513
2022	\$221,513	\$25,000	\$246,513	\$208,648
2021	\$164,680	\$25,000	\$189,680	\$189,680
2020	\$166,008	\$25,000	\$191,008	\$180,249

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.