



**Address:** [1300 SUNSET LN](#)

**City:** BEDFORD

**Georeference:** 8496-3-1

**Subdivision:** COUNTRY MEADOWS ADDN-BEDFORD

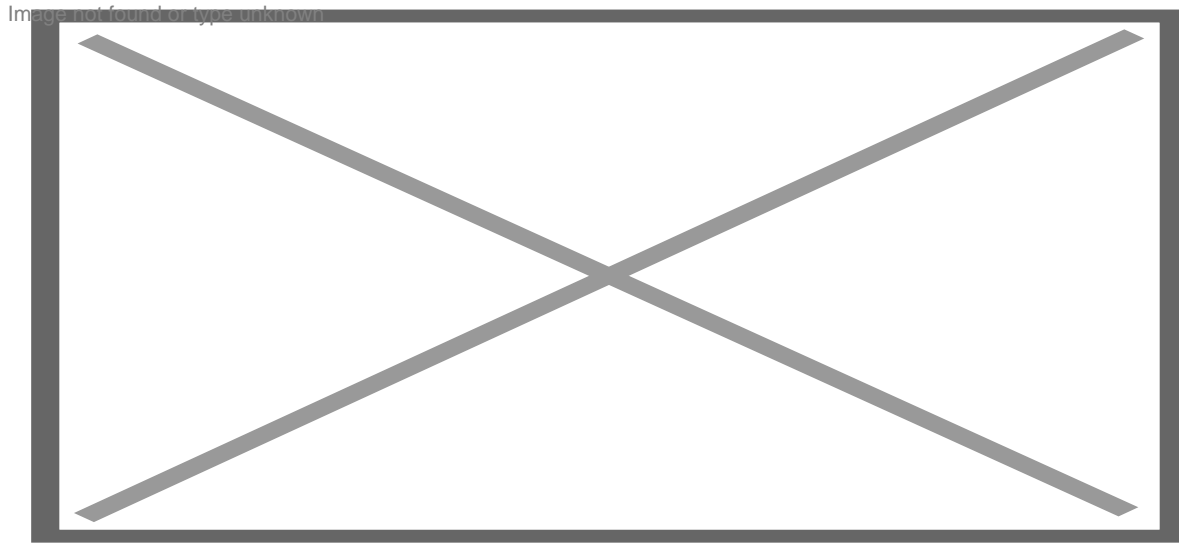
**Neighborhood Code:** 3X020H

**Latitude:** 32.8540368341

**Longitude:** -97.1474919953

**TAD Map:** 2108-432

**MAPSCO:** TAR-054A



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

**Protest Deadline Date:** 5/15/2025

**Site Number:** 05029910

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,809

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,363

**Land Acres<sup>\*</sup>:** 0.1690

**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:**

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	<a href="#">D206363482</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
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.