



**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



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:** 5/15/2025

**Site Number:** 05029945

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

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,004

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,872

**Land Acres<sup>\*</sup>:** 0.1577

**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:**  
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	<a href="#">D210285793</a>	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 <sup>+</sup>
2025	\$0	\$0	\$0	\$0
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.