



Address: [1328 SUNSET LN](#)
City: BEDFORD
Georeference: 8496-3-8
Subdivision: COUNTRY MEADOWS ADDN-BEDFORD
Neighborhood Code: 3X020H

Latitude: 32.8540125712
Longitude: -97.1458814548
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 8

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: 05029996

Site Name: COUNTRY MEADOWS ADDN-BEDFORD-3-8

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,334

Percent Complete: 100%

Land Sqft^{*}: 6,796

Land Acres^{*}: 0.1560

Pool: Y

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION



Current Owner:
MEZANAZI BRANDON
Primary Owner Address:
1328 SUNSET LN
BEDFORD, TX 76021

Deed Date: 10/15/2018
Deed Volume:
Deed Page:
Instrument: [D218230890](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DESANGES JOHN	10/5/1998	00134650000567	0013465	0000567
LAURSEN BENT;LAURSEN LEANORE	12/11/1995	00122100001791	0012210	0001791
MUTH SALLY M;MUTH THOMAS G	8/28/1991	00103740000345	0010374	0000345
WAYNE GUNTER HOMES	4/29/1991	00102470001157	0010247	0001157
J P S BUILDING CORP	9/9/1985	00083010002122	0008301	0002122
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	\$0	\$0	\$0	\$0
2024	\$374,179	\$75,000	\$449,179	\$364,015
2023	\$395,760	\$55,000	\$450,760	\$330,923
2022	\$364,116	\$55,000	\$419,116	\$300,839
2021	\$272,211	\$55,000	\$327,211	\$273,490
2020	\$193,627	\$55,000	\$248,627	\$248,627

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.