

## LOCATION

**Address:** [421 SUNNYBROOK CT](#)  
**City:** BEDFORD  
**Georeference:** 25260-61R-3B  
**Subdivision:** MAYFAIR ADDITION-HURST  
**Neighborhood Code:** A3M020H

**Latitude:** 32.8513971743  
**Longitude:** -97.1646322433  
**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 3B

**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:** 5/15/2025

**Site Number:** 05161843

**Site Name:** MAYFAIR ADDITION-HURST-61R-3B

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,439

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 4,504

**Land Acres<sup>\*</sup>:** 0.1033

**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:**

BURK ANITA L

**Primary Owner Address:**

421 SUNNYBROOK CT  
 BEDFORD, TX 76021-4156

**Deed Date:** 5/9/2002

**Deed Volume:** 0015671

**Deed Page:** 0000192

**Instrument:** 00156710000192

| Previous Owners      | Date       | Instrument     | Deed Volume | Deed Page |
|----------------------|------------|----------------|-------------|-----------|
| BALL LILA L          | 9/6/1984   | 00079430001005 | 0007943     | 0001005   |
| CLASSIC CONCEPTS INC | 12/31/1900 | 00000000000000 | 0000000     | 0000000   |

## VALUES

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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 | \$272,355          | \$25,000    | \$297,355    | \$241,614                    |
| 2023 | \$274,606          | \$25,000    | \$299,606    | \$219,649                    |
| 2022 | \$210,292          | \$25,000    | \$235,292    | \$199,681                    |
| 2021 | \$156,528          | \$25,000    | \$181,528    | \$181,528                    |
| 2020 | \$157,790          | \$25,000    | \$182,790    | \$169,909                    |

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

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- 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.