



**Address:** [2522 SHADY RIDGE DR](#)  
**City:** BEDFORD  
**Georeference:** 38084C-E-4  
**Subdivision:** SHADY RIDGE HOMES CONDOMINIUMS  
**Neighborhood Code:** A3H010C

**Latitude:** 32.8473995056  
**Longitude:** -97.1437081611  
**TAD Map:** 2108-428  
**MAPSCO:** TAR-054A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHADY RIDGE HOMES  
CONDOMINIUMS Block E Lot 4 .0196298% CE

**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:** 1983

**Personal Property Account:** N/A

**Agent:** None

**Notice Sent Date:** 4/15/2025

**Notice Value:** \$250,320

**Protest Deadline Date:** 5/24/2024

**Site Number:** 02155966

**Site Name:** SHADY RIDGE HOMES CONDOMINIUMS-E-4

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,041

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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:**

METHNER MARLENA

**Primary Owner Address:**

2522 SHADY RIDGE DR  
BEDFORD, TX 76021-4505

**Deed Date:** 1/15/2015

**Deed Volume:**

**Deed Page:**

**Instrument:** [D215018094](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
METHNER MARLENA	1/15/2014	<a href="#">D214014211</a>	0000000	0000000
METHNER KEVIN M	3/25/2003	00165360000326	0016536	0000326
APPLE THOMAS M	2/2/1983	00074380002091	0007438	0002091
FOURSIGHT DEVELOPMENT CORP	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	\$220,320	\$30,000	\$250,320	\$190,884
2024	\$220,320	\$30,000	\$250,320	\$173,531
2023	\$187,443	\$14,000	\$201,443	\$157,755
2022	\$163,029	\$14,000	\$177,029	\$143,414
2021	\$164,457	\$14,000	\$178,457	\$130,376
2020	\$149,650	\$14,000	\$163,650	\$118,524

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.