



Address: [2109 SHADOW RIDGE DR](#)
City: ARLINGTON
Georeference: 37935-9-25
Subdivision: SHADOW RIDGE ADDITION
Neighborhood Code: 1X130F

Latitude: 32.7844122487
Longitude: -97.0726951874
TAD Map: 2126-404
MAPSCO: TAR-070J



Google Map or type unknown

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

PROPERTY DATA

Legal Description: SHADOW RIDGE ADDITION
Block 9 Lot 25

Jurisdictions:

CITY OF ARLINGTON (024)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
ARLINGTON ISD (901)

State Code: A

Year Built: 1980

Personal Property Account: N/A

Agent: LYNNETTE JAMES (X1441)

Protest Deadline Date: 5/24/2024

Site Number: 02708531

Site Name: SHADOW RIDGE ADDITION-9-25

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,822

Percent Complete: 100%

Land Sqft^{*}: 19,800

Land Acres^{*}: 0.4545

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:

NERNEY BRIAN

Primary Owner Address:

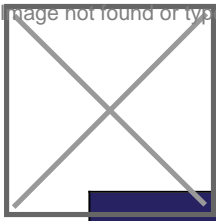
2109 SHADOW RIDGE DR
ARLINGTON, TX 76006-2739

Deed Date: 11/30/1999

Deed Volume: 0014129

Deed Page: 0000262

Instrument: 00141290000262



Previous Owners	Date	Instrument	Deed Volume	Deed Page
HERITAGE INVESTMENT CORP	4/5/1999	00137500000378	0013750	0000378
MACDOUGAL ROBERT B	6/19/1996	00124110000120	0012411	0000120
FUJIWARA LIVING TRUST	4/2/1991	00102420000555	0010242	0000555
FUJIWARA RUBY;FUJIWARA SHIGERU	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	\$397,000	\$100,000	\$497,000	\$497,000
2024	\$435,000	\$100,000	\$535,000	\$535,000
2023	\$438,000	\$100,000	\$538,000	\$538,000
2022	\$324,118	\$100,000	\$424,118	\$424,118
2021	\$234,435	\$100,000	\$334,435	\$334,435
2020	\$241,837	\$100,000	\$341,837	\$341,837

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

There are no exemptions for this property

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.