



Address: [2002 SHADOW RIDGE DR](#)
City: ARLINGTON
Georeference: 37935-11-2
Subdivision: SHADOW RIDGE ADDITION
Neighborhood Code: 1X130F

Latitude: 32.781343154
Longitude: -97.0739497564
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 11 Lot 2

Jurisdictions:

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

State Code: A

Year Built: 1979

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$486,477

Protest Deadline Date: 5/24/2024

Site Number: 02708728

Site Name: SHADOW RIDGE ADDITION-11-2

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,980

Percent Complete: 100%

Land Sqft^{*}: 11,136

Land Acres^{*}: 0.2556

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:

NGUYEN CHERI CHUC
NGUYEN TRUONG NGOC

Primary Owner Address:

612 S DELAWARE ST
IRVING, TX 75060

Deed Date: 1/16/2024

Deed Volume:

Deed Page:

Instrument: [D224009404](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
ALBERTO T MANAHAN LIVING TRUST	2/5/2020	D220031033		
ROSIEK RICHARD D	5/20/2012	000000000000000	0000000	0000000
ROSIEK DOLORES EST;ROSIEK R D	1/10/1994	00114180000846	0011418	0000846
ROSIEK RICHARD D	12/31/1900	000000000000000	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	\$386,477	\$100,000	\$486,477	\$486,477
2024	\$386,477	\$100,000	\$486,477	\$486,477
2023	\$374,000	\$100,000	\$474,000	\$474,000
2022	\$285,000	\$100,000	\$385,000	\$385,000
2021	\$198,500	\$100,000	\$298,500	\$298,500
2020	\$195,440	\$75,094	\$270,534	\$270,534

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.