



**Address:** [2113 SHADY GROVE DR](#)  
**City:** BEDFORD  
**Georeference:** 37945-2-3  
**Subdivision:** SHADY BROOK ADDITION  
**Neighborhood Code:** 3X020C

**Latitude:** 32.841936869  
**Longitude:** -97.1512348175  
**TAD Map:** 2102-424  
**MAPSCO:** TAR-053H



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHADY BROOK ADDITION  
Block 2 Lot 3

**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:** 1963

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02709600

**Site Name:** SHADY BROOK ADDITION-2-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,678

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 7,959

**Land Acres<sup>\*</sup>:** 0.1827

**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:**

SINCLAIR JAMES A  
SINCLAIR BONNIE CAROL

**Primary Owner Address:**

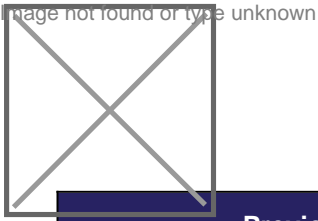
PO BOX 538  
COLLEYVILLE, TX 76034

**Deed Date:** 7/31/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218169420](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
MAXWELL BRYAN K;MAXWELL MAUREEN	12/7/1995	00122040002185	0012204	0002185
DICKENS JON A;DICKENS MARY C	3/17/1989	00095480000379	0009548	0000379
BUSBICE GINA;BUSBICE TEMPLE D	2/3/1987	00088290002326	0008829	0002326
WEAVER JAMES W SR;WEAVER PERMELIA	4/29/1986	00085290001897	0008529	0001897
JAMES W WEAVER	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 <sup>+</sup>
2025	\$248,513	\$65,000	\$313,513	\$313,513
2024	\$248,513	\$65,000	\$313,513	\$313,513
2023	\$285,893	\$40,000	\$325,893	\$325,893
2022	\$225,128	\$40,000	\$265,128	\$265,128
2021	\$189,086	\$40,000	\$229,086	\$229,086
2020	\$164,705	\$40,000	\$204,705	\$204,705

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.