



**Address:** [2600 SHADY BROOK DR](#)  
**City:** BEDFORD  
**Georeference:** 37945-17-15  
**Subdivision:** SHADY BROOK ADDITION  
**Neighborhood Code:** 3X020C

**Latitude:** 32.8504365497  
**Longitude:** -97.1526049294  
**TAD Map:** 2102-428  
**MAPSCO:** TAR-053D



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 17 Lot 15

**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:** 1967

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$309,000

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

**Site Number:** 02711753

**Site Name:** SHADY BROOK ADDITION-17-15

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,264

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 9,324

**Land Acres<sup>\*</sup>:** 0.2140

**Pool:** Y

<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:**

FEDASZ MARK C

**Primary Owner Address:**

2600 SHADY BROOK DR  
BEDFORD, TX 76021

**Deed Date:** 9/11/2018

**Deed Volume:**

**Deed Page:**

**Instrument:** [D218203008](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BIEL CARMEN V	4/13/2015	<a href="#">D215077817</a>		
COMPTON VICTORIA V	3/29/2010	<a href="#">D210079518</a>	0000000	0000000
CARMEN VAE MARKHAM TRUST	2/4/1998	00130900000380	0013090	0000380
OCWEN FED BANK FSB	4/1/1997	00127270002286	0012727	0002286
FITZPATRICK BECKY;FITZPATRICK DAVID	2/22/1990	00098540001546	0009854	0001546
SAINZ FREDDIE	11/3/1989	00097540000520	0009754	0000520
BIEL LYNN K;BIEL VICTORIA	6/17/1987	00089910002085	0008991	0002085
HAREN J KEITH	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	\$225,637	\$65,000	\$290,637	\$290,637
2024	\$244,000	\$65,000	\$309,000	\$282,172
2023	\$308,508	\$40,000	\$348,508	\$256,520
2022	\$241,901	\$40,000	\$281,901	\$233,200
2021	\$172,000	\$40,000	\$212,000	\$212,000
2020	\$172,000	\$40,000	\$212,000	\$212,000

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.