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**Address:** [2516 SHADY GROVE DR](#)  
**City:** BEDFORD  
**Georeference:** 37945-19-5  
**Subdivision:** SHADY BROOK ADDITION  
**Neighborhood Code:** 3X020C

**Latitude:** 32.8502254021  
**Longitude:** -97.1507523458  
**TAD Map:** 2102-428  
**MAPSCO:** TAR-054A



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

## PROPERTY DATA

**Legal Description:** SHADY BROOK ADDITION  
Block 19 Lot 5

**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:** 1968

**Personal Property Account:** N/A

**Agent:** None

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

**Site Number:** 02712105

**Site Name:** SHADY BROOK ADDITION-19-5

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,260

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 8,593

**Land Acres<sup>\*</sup>:** 0.1972

**Pool:** N

+++ Rounded.

\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## OWNER INFORMATION

**Current Owner:**

CONINE TRACY LYNN

**Primary Owner Address:**

2516 SHADY GROVE DR  
BEDFORD, TX 76021-4427

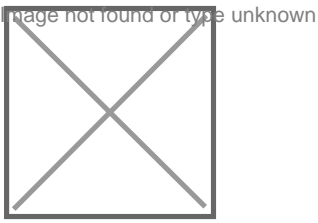
**Deed Date:** 9/9/2005

**Deed Volume:** 0000000

**Deed Page:** 0000000

**Instrument:** [D205268139](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
HARANO TRACY L	2/25/1998	00130980000089	0013098	0000089
HURST ROBERT G	12/31/1900	00075250000267	0007525	0000267
RAMOLA DAVID JAMES	12/30/1900	00062180000671	0006218	0000671



## 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	\$147,052	\$65,000	\$212,052	\$212,052
2024	\$147,052	\$65,000	\$212,052	\$212,052
2023	\$169,676	\$40,000	\$209,676	\$194,470
2022	\$136,791	\$40,000	\$176,791	\$176,791
2021	\$133,242	\$40,000	\$173,242	\$173,242
2020	\$146,831	\$40,000	\$186,831	\$179,249

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.