



**Address:** [1109 SPRINGDALE RD](#)  
**City:** BEDFORD  
**Georeference:** 37945-21-1  
**Subdivision:** SHADY BROOK ADDITION  
**Neighborhood Code:** 3X020C

**Latitude:** 32.8528165065  
**Longitude:** -97.1512793453  
**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 21 Lot 1

**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:** NORTH TEXAS PROPERTY TAX SERV (00855)

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

**Notice Value:** \$234,240

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

**Site Number:** 02712415

**Site Name:** SHADY BROOK ADDITION-21-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 1,452

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 11,082

**Land Acres<sup>\*</sup>:** 0.2544

**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:**

BEALE MARINA F  
ROESSLER RYAN S

**Primary Owner Address:**

1109 SPRINGDALE RD  
BEDFORD, TX 76021

**Deed Date:** 6/18/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224107675](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BARI FUSION INC	3/5/2024	<a href="#">D224038814</a>		
DALLAS METRO HOLDING LLC	3/5/2024	<a href="#">D224038349</a>		
CANDELAS ANGELO ARTURO	3/10/1994	00114910000634	0011491	0000634
WILSON J L	3/9/1994	00114910000631	0011491	0000631
M & J CONSTRUCTION CORP	2/8/1994	00114490001066	0011449	0001066
WILSON J L	1/25/1994	00114300000529	0011430	0000529
NEWELL JAMES B	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	\$169,240	\$65,000	\$234,240	\$234,240
2024	\$169,240	\$65,000	\$234,240	\$233,638
2023	\$193,304	\$40,000	\$233,304	\$212,398
2022	\$153,089	\$40,000	\$193,089	\$193,089
2021	\$145,000	\$40,000	\$185,000	\$185,000
2020	\$145,000	\$40,000	\$185,000	\$185,000

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.