



**Address:** [2545 SHADY RIDGE DR](#)  
**City:** BEDFORD  
**Georeference:** 38084C-L-3  
**Subdivision:** SHADY RIDGE HOMES CONDOMINIUMS  
**Neighborhood Code:** A3H010C

**Latitude:** 32.8478217425  
**Longitude:** -97.1443862824  
**TAD Map:** 2108-428  
**MAPSCO:** TAR-054A



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** SHADY RIDGE HOMES  
CONDOMINIUMS Block L Lot 3 .0122568% CE

**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:** 1983

**Personal Property Account:** N/A

**Agent:** None

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

**Notice Value:** \$173,456

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

**Site Number:** 05105757

**Site Name:** SHADY RIDGE HOMES CONDOMINIUMS-L-3

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 703

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 0

**Land Acres<sup>\*</sup>:** 0.0000

**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:**

RIDOUT FAMILY TRUST

**Primary Owner Address:**

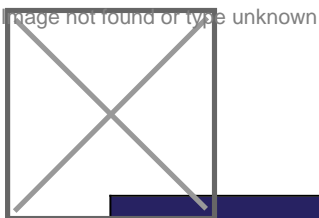
2545 SHADY RIDGE DR  
BEDFORD, TX 76021

**Deed Date:** 3/4/2024

**Deed Volume:**

**Deed Page:**

**Instrument:** [D224042530](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RIDOUT JULIE ANN	3/22/2023	<a href="#">D223048785</a>		
BAKER CONNIE LYNN	4/22/2022	<a href="#">D222107351</a>		
MILLER BONNIE K	12/6/2002	00162160000204	0016216	0000204
APPLE THOMAS M	10/26/1984	00079870001562	0007987	0001562
CHRISTIANSEN LINDA L	4/20/1983	00074910000214	0007491	0000214
FOURSIGHT DEVELOPMENT CORP	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	\$143,456	\$30,000	\$173,456	\$173,456
2024	\$143,456	\$30,000	\$173,456	\$173,456
2023	\$122,456	\$14,000	\$136,456	\$136,456
2022	\$121,925	\$14,000	\$135,925	\$135,925
2021	\$108,142	\$14,000	\$122,142	\$104,694
2020	\$94,119	\$14,000	\$108,119	\$95,176

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.