

Agent: None

Notice Value: \$173,456 Protest Deadline Date: 5/24/2024

+++ Rounded.

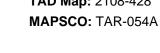
\* This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

## **OWNER INFORMATION**

**Current Owner:** ANDERSON JANICE A **Primary Owner Address:** 2575 SHADY RIDGE DR BEDFORD, TX 76021

07-19-2025

Latitude: 32.8480126487 Longitude: -97.1437076848 **TAD Map:** 2108-428



**Tarrant Appraisal District** Property Information | PDF Account Number: 05105927

# Googlet Mapd or type unknown

Georeference: 38084C-P-2

Neighborhood Code: A3H010C

ype unknown

Address: 2575 SHADY RIDGE DR

ge not round or

LOCATION

City: BEDFORD

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

Subdivision: SHADY RIDGE HOMES CONDOMINIUMS

### **PROPERTY DATA**

Jurisdictions:

Legal Description: SHADY RIDGE HOMES CONDOMINIUMS Block P Lot 2 .0122568% CE

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 Notice Sent Date: 4/15/2025

Site Number: 05105927 Site Name: SHADY RIDGE HOMES CONDOMINIUMS-P-2 Site Class: A1 - Residential - Single Family Parcels: 1 Approximate Size+++: 703 Percent Complete: 100% Land Sqft\*: 0 Land Acres<sup>\*</sup>: 0.0000 Pool: N

> Deed Date: 8/5/2016 **Deed Volume: Deed Page:** Instrument: D216178899

Previous Owners	Date	Instrument	Deed Volume	Deed Page
BODUCH CHRIS;BODUCH CRAIG FELDMAN	6/3/2008	D208244065	000000	0000000
HOUSEHOLD FINANCE CORP III	3/4/2008	D208090629	000000	0000000
HATHCOCK MICHAEL S	11/17/2003	<u>D203434441</u>	000000	0000000
SUMNERS KENNETH; SUMNERS MARTHA	7/25/1997	00128500000520	0012850	0000520
FEDERAL HOME LOAN MTG CORP	2/11/1997	00126790000655	0012679	0000655
GMAC MORTGAGE CORPORATION	2/4/1997	00126750000843	0012675	0000843
RAITH NANCY A	12/31/1900	00075210000009	0007521	0000009
FOURSIGHT DEV CORP	12/30/1900	000000000000000000000000000000000000000	000000	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
2025	\$143,456	\$30,000	\$173,456	\$162,401
2024	\$143,456	\$30,000	\$173,456	\$147,637
2023	\$122,456	\$14,000	\$136,456	\$134,215
2022	\$121,925	\$14,000	\$135,925	\$122,014
2021	\$108,142	\$14,000	\$122,142	\$110,922
2020	\$94,119	\$14,000	\$108,119	\$100,838

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.