



**Address:** [2317 MARSHFIELD DR](#)  
**City:** BEDFORD  
**Georeference:** 36825-2-21  
**Subdivision:** RUSTIC HOLLOW ADDITION  
**Neighborhood Code:** 3X100R

**Latitude:** 32.8462249576  
**Longitude:** -97.1125321771  
**TAD Map:** 2114-428  
**MAPSCO:** TAR-055E



Google Map or type unknown

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

## PROPERTY DATA

**Legal Description:** RUSTIC HOLLOW ADDITION  
Block 2 Lot 21

**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:** 1997

**Personal Property Account:** N/A

**Agent:** THE RAY TAX GROUP LLC (01008)

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

**Notice Value:** \$450,313

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

**Site Number:** 06702244

**Site Name:** RUSTIC HOLLOW ADDITION-2-21

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,318

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 6,510

**Land Acres<sup>\*</sup>:** 0.1494

**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:**

ROESSNER PAUL  
ROESSNER MEGAN

**Primary Owner Address:**

2317 MARSHFIELD DR  
BEDFORD, TX 76021

**Deed Date:** 12/10/2019

**Deed Volume:**

**Deed Page:**

**Instrument:** [D219285436](#)

| Previous Owners            | Date      | Instrument                 | Deed Volume | Deed Page |
|----------------------------|-----------|----------------------------|-------------|-----------|
| ROESSNER PAUL;WESP MEGAN   | 12/9/2019 | <a href="#">D219285436</a> |             |           |
| FEUCHTER ONNA              | 7/26/2016 | <a href="#">D216169588</a> |             |           |
| AMANTE WILLIAM A           | 4/18/2000 | 00143060000106             | 0014306     | 0000106   |
| LONG SANDRA LEE            | 6/13/1997 | 00128060000099             | 0012806     | 0000099   |
| THE RYLAND GROUP INC       | 8/5/1996  | 00124720000324             | 0012472     | 0000324   |
| CHARTER BEDFORD PROPERTIES | 1/1/1994  | 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 | \$307,001          | \$75,000    | \$382,001    | \$382,001                    |
| 2024 | \$375,313          | \$75,000    | \$450,313    | \$393,250                    |
| 2023 | \$378,189          | \$55,000    | \$433,189    | \$357,500                    |
| 2022 | \$270,000          | \$55,000    | \$325,000    | \$325,000                    |
| 2021 | \$270,000          | \$55,000    | \$325,000    | \$325,000                    |
| 2020 | \$251,966          | \$55,000    | \$306,966    | \$306,966                    |

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.