



Address: [46 LINCOLNSHIRE CIR](#)
City: BEDFORD
Georeference: 35070-5-24
Subdivision: ROLLINGWOOD ADDITION
Neighborhood Code: 3X040F

Latitude: 32.8517508088
Longitude: -97.1390630744
TAD Map: 2108-428
MAPSCO: TAR-054B



Google Map or type unknown

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

PROPERTY DATA

Legal Description: ROLLINGWOOD ADDITION
Block 5 Lot 24

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: 1972

Personal Property Account: N/A

Agent: None

Notice Sent Date: 4/15/2025

Notice Value: \$306,360

Protest Deadline Date: 5/24/2024

Site Number: 02504707

Site Name: ROLLINGWOOD ADDITION-5-24

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,157

Percent Complete: 100%

Land Sqft^{*}: 9,862

Land Acres^{*}: 0.2264

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:

SCHLABACH ANDREW D
SCHLABACH SHANA B

Primary Owner Address:

46 LINCOLNSHIRE CIR
BEDFORD, TX 76021

Deed Date: 8/14/2014

Deed Volume:

Deed Page:

Instrument: [D214179099](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
PARRISH MARY;PARRISH PAUL	6/6/2006	D206179018	0000000	0000000
WALTERS FREDRICK L;WALTERS JANET	6/30/1997	00128190000566	0012819	0000566
TRAN JAMES P;TRAN SUSAN B	4/27/1988	00092570000742	0009257	0000742
MCRAE DONALD G	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 ⁺
2025	\$231,360	\$75,000	\$306,360	\$293,459
2024	\$231,360	\$75,000	\$306,360	\$266,781
2023	\$188,348	\$75,000	\$263,348	\$242,528
2022	\$145,480	\$75,000	\$220,480	\$220,480
2021	\$180,441	\$75,000	\$255,441	\$255,441
2020	\$198,869	\$75,000	\$273,869	\$256,378

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.