



Address: [30 LINCOLNSHIRE CIR](#)
City: BEDFORD
Georeference: 35070-5-28
Subdivision: ROLLINGWOOD ADDITION
Neighborhood Code: 3X040F

Latitude: 32.8517051766
Longitude: -97.137881561
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 28

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: \$378,648

Protest Deadline Date: 5/24/2024

Site Number: 02504758

Site Name: ROLLINGWOOD ADDITION-5-28

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 2,760

Percent Complete: 100%

Land Sqft^{*}: 16,535

Land Acres^{*}: 0.3795

Pool: Y

⁺⁺⁺ Rounded.

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

OWNER INFORMATION

Current Owner:

DONALD KIYAN S

Primary Owner Address:

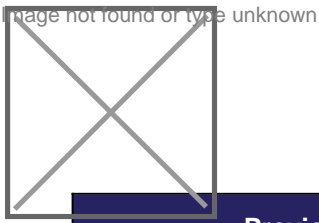
30 LINCOLNSHIRE CIR
BEDFORD, TX 76021-4618

Deed Date: 10/23/2006

Deed Volume: 0000000

Deed Page: 0000000

Instrument: [D206340331](#)



Previous Owners	Date	Instrument	Deed Volume	Deed Page
RUTLEDGE KAREN E;RUTLEDGE PAUL D	9/8/2004	D204292637	0000000	0000000
BATEMAN LESLIE;BATEMAN ROBERT E	8/5/1988	00093500002268	0009350	0002268
HARTMAN JAMES R	12/31/1900	000000000000000	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	\$303,648	\$75,000	\$378,648	\$356,766
2024	\$303,648	\$75,000	\$378,648	\$324,333
2023	\$253,263	\$75,000	\$328,263	\$294,848
2022	\$193,044	\$75,000	\$268,044	\$268,044
2021	\$234,076	\$75,000	\$309,076	\$309,076
2020	\$256,375	\$75,000	\$331,375	\$308,843

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.