



**Address:** [1641 BEDFORDSHIRE](#)  
**City:** BEDFORD  
**Georeference:** 35085-1-1  
**Subdivision:** ROLLING WOOD SOUTH ADDITION  
**Neighborhood Code:** 3X040H

**Latitude:** 32.8489548383  
**Longitude:** -97.1410360577  
**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:** ROLLING WOOD SOUTH  
ADDITION Block 1 Lot 1

**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

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

**Site Number:** 02507285

**Site Name:** ROLLING WOOD SOUTH ADDITION-1-1

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,090

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 10,511

**Land Acres<sup>\*</sup>:** 0.2412

**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:**

NAGIB EMAD

NAGIB BERNADETTE

**Primary Owner Address:**

4004 STONEHAVEN DR  
COLLEYVILLE, TX 76034-4471

**Deed Date:** 8/31/2023

**Deed Volume:**

**Deed Page:**

**Instrument:** [D223160151](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
OFFERPAD SPE BORROWER A LLC	6/16/2023	<a href="#">D223106144</a>		
HAMRICK DAVID R;HAMRICK LEAH	5/13/2008	<a href="#">D209040462</a>	0000000	0000000
LUXTON ERNEST L;LUXTON JANE ANN	1/19/1993	00109250001806	0010925	0001806
CIRCUIT CITY STORES INC	5/26/1992	00106520001818	0010652	0001818
SPANGLER JUDY;SPANGLER MARSHALL	3/5/1991	00102010000746	0010201	0000746
STEWART CHAS W;STEWART DENISE	4/2/1984	00077870001811	0007787	0001811
DAIWA HOUSE CORP OF DALLAS	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	\$321,576	\$75,000	\$396,576	\$396,576
2024	\$321,576	\$75,000	\$396,576	\$396,576
2023	\$287,800	\$75,000	\$362,800	\$362,800
2022	\$269,348	\$75,000	\$344,348	\$344,348
2021	\$241,909	\$75,000	\$316,909	\$316,909
2020	\$243,876	\$75,000	\$318,876	\$318,876

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

There are no exemptions for this property

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.