



**Address:** [1717 BERWICHSHIRE CT](#)  
**City:** BEDFORD  
**Georeference:** 35085-2-11  
**Subdivision:** ROLLING WOOD SOUTH ADDITION  
**Neighborhood Code:** 3X040H

**Latitude:** 32.8480015893  
**Longitude:** -97.1401831696  
**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 2 Lot 11

**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:** 1985  
**Personal Property Account:** N/A  
**Agent:** None  
**Notice Sent Date:** 4/15/2025  
**Notice Value:** \$633,809  
**Protest Deadline Date:** 5/24/2024

**Site Number:** 02507633  
**Site Name:** ROLLING WOOD SOUTH ADDITION-2-11  
**Site Class:** A1 - Residential - Single Family  
**Parcels:** 1  
**Approximate Size<sup>+++</sup>:** 4,217  
**Percent Complete:** 100%  
**Land Sqft<sup>\*</sup>:** 13,888  
**Land Acres<sup>\*</sup>:** 0.3188  
**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:**  
BACKS TERRY L  
BACKS MARY L  
**Primary Owner Address:**  
1717 BERWICHSHIRE CT  
BEDFORD, TX 76021-4633

**Deed Date:** 12/9/1993  
**Deed Volume:** 0011373  
**Deed Page:** 0000559  
**Instrument:** 00113730000559

Previous Owners	Date	Instrument	Deed Volume	Deed Page
DAIWA HOUSE INDUSTRY CO LTD	3/25/1993	00109960000954	0010996	0000954
DAIWA HOUSE CORP	9/22/1989	00097110002014	0009711	0002014
TERADA KATSUYA	1/9/1986	00084220002014	0008422	0002014
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	\$558,809	\$75,000	\$633,809	\$633,809
2024	\$558,809	\$75,000	\$633,809	\$631,267
2023	\$498,879	\$75,000	\$573,879	\$573,879
2022	\$466,084	\$75,000	\$541,084	\$541,084
2021	\$417,395	\$75,000	\$492,395	\$492,395
2020	\$420,735	\$75,000	\$495,735	\$495,735

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.