



**Address:** [1705 WARWICKSHIRE CT E](#)  
**City:** BEDFORD  
**Georeference:** 35085-2-22  
**Subdivision:** ROLLING WOOD SOUTH ADDITION  
**Neighborhood Code:** 3X040H

**Latitude:** 32.8470810564  
**Longitude:** -97.1413991965  
**TAD Map:** 2108-428  
**MAPSCO:** TAR-054F



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 22

**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:** RESOLUTE PROPERTY TAX SOLUTION (0088) N

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

**Site Number:** 02507757

**Site Name:** ROLLING WOOD SOUTH ADDITION-2-22

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

**Parcels:** 1

**Approximate Size<sup>+++</sup>:** 2,010

**Percent Complete:** 100%

**Land Sqft<sup>\*</sup>:** 16,179

**Land Acres<sup>\*</sup>:** 0.3714

<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:**

SOWELL CHRISTOPHER LEE

**Primary Owner Address:**

8409 SPRINGHILL CT  
NORTH RICHLAND HILLS, TX 76180-3134

**Deed Date:** 1/15/1992

**Deed Volume:** 0010513

**Deed Page:** 0001479

**Instrument:** 00105130001479

| Previous Owners                 | Date       | Instrument     | Deed Volume | Deed Page |
|---------------------------------|------------|----------------|-------------|-----------|
| SOWELL CHRISTOPHER L;SOWELL J D | 4/18/1984  | 00078020001484 | 0007802     | 0001484   |
| DAIWA HOUSE CORP OF DALLAS      | 12/31/1900 | 00000000000000 | 0000000     | 0000000   |



## VALUES

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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 | \$238,762          | \$75,000    | \$313,762    | \$313,762                    |
| 2024 | \$302,000          | \$75,000    | \$377,000    | \$377,000                    |
| 2023 | \$259,000          | \$75,000    | \$334,000    | \$334,000                    |
| 2022 | \$266,604          | \$75,000    | \$341,604    | \$341,604                    |
| 2021 | \$212,946          | \$75,000    | \$287,946    | \$287,946                    |
| 2020 | \$212,946          | \$75,000    | \$287,946    | \$287,946                    |

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

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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.